

MARSHALL TOWNSHIP ZONING HEARING BOARD

AGENDA October 21, 2015

Appeal #1061 –PEBB Enterprises is seeking the following variances for relief from the Marshall Township Zoning Ordinance:

- Relief from the requirement that street trees be planted forty feet on center in a designated planting strip beginning at the edge of curb and measure a minimum of five feet in width toward the building setback line. [Section 208-1005.E.1.(a).]; and
- relief from the requirement that if sidewalks cannot be placed within the right-of-way they shall be located within a dedicated pedestrian easement measuring a minimum of fifteen feet and beginning generally two feet back from the edge of the right-of-way. [Section 208-1005.E.1.(b).]; and
- relief from the perimeter landscaping requirements. [Section 205-1005.C.5.(a).]; and
- relief from the requirement that street lighting be a maximum of fifteen feet in height and spaced every one hundred sixty feet on center. [Section 208-1005.D.3.(b).]; and
- relief from the requirement that the maximum gross floor area for a one-story building not exceed fifteen thousand square feet. [Section 208-303.]; and
- relief from the requirement that a nonconforming structure not be enlarged or altered in a way that increases its nonconformity. [Section 208-2502.A.2]. and

This application is for property located at 14010 Perry Highway (the Ethan Allen Building) in the Route 19 Boulevard (RB) zoning District.