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JUN 30 1982

**HILLSBOROUGH TOWNSHIP
BOARD OF ADJUSTMENT**

**RESOLUTION OF THE BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF HILLSBOROUGH,
SOMERSET COUNTY, N.J.**

WHEREAS, George M. Mitchels, hereinafter referred to as the applicant, has applied to the Board of Adjustment of Township of Hillsborough for a variance from Section 77-54A(4) for permission to expand a first floor professional office to utilize 43.9% of the first floor area where 24% is the maximum percentage allowed on premises known as Block 153 Lot 2A on the Tax Map of the Township of Hillsborough and,

WHEREAS, a public hearing was held by the Board of Adjustment on June 7, 1982 and,

WHEREAS, No one objected to the application and,

WHEREAS, the Board, after carefully considering the evidence presented to it by or on behalf of the applicant and by or on behalf of adjoining property owners and the general public has made the following findings of fact:

1. The property is located in the Home Occupation Office (HOO) zone.

2. The character of the neighborhood surrounding the property of the applicant is mixed residential, home occupation and planned unit development.

3. The applicant's property is presently used as residence and home occupation (doctor's office).

4. The proposed parking lot addition is well-shielded from the adjoining residential lot.

WHEREAS, the Board has made the following ultimate findings and conclusions based upon the foregoing findings of fact:

1. That the granting of said variance would not adversely affect the values of adjacent and nearby properties.

2. That the granting of said variance will not alter the essential character of the neighborhood.

3. That the granting of said variance will not affect the general health, safety and welfare.

4. That the granting of the variance will not impair the intent and purpose of the zone plan.

5. The applicant has demonstrated hardship by showing that the strict application of the provisions of the zoning ordinance would unreasonably restrict his ability to practice his profession from his residence.

WHEREAS, the Board has granted the variance sought on June 7, 1982 and now seeks to memorialize that action,

NOW, THEREFORE BE IT RESOLVED by the Board of Adjustment of the Township of Hillsborough this July 12, 1982, on the basis of the evidence adduced below it, the aforesaid findings of fact and ultimate findings and conclusions, that this Board does hereby Grant a variance to the applicant from the provisions of Section 77-54A(4) and of the Hillsborough Development Regulations Ordinance to expansion of a first floor professional office to utilize 43.9% of the first floor area subject to the following conditions:

1. All changes to the property shall be made in accordance with the plans submitted to the Board of Adjustment.

2. Parking space numbered 3 on the site plan shall be eliminated and added to the rear (easterly portion) of the proposed parking area adjacent to parking space numbered 10.