

April 12, 2022

Borough of Haddonfield  
Zoning Board of Adjustment  
Kevin Burns, Chairman  
242 Kings Highway East  
Haddonfield, NJ 08033

Attention: Tavis A. Karrow, Zoning Officer/Zoning Board Secretary

**Re: Bulk Variance  
Rhynhart/Azzara  
444 Loucroft Road  
Block 89, Lot 3.03  
Application #2022-08  
Our file #04-17-Z-071**

Dear Board Members:

We have reviewed a bulk variance submission, received February 16, 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Site Plan	----	----
A3	First Floor Plan	01-09-22	----
A4	Second Floor Plan	01-09-22	----
A5	Attic Plan	01-09-22	----
A6	Front & Rear Elevations	01-09-22	----
A7	Side Elevations	01-09-22	----

The site plan and the architectural plans were prepared by Thomas B. Wagner, R.A., P.O. Box 2071, Haddonfield, New Jersey 08033, (856) 795-4550. The plans must be signed and sealed by a licensed professional.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Dan Rhynhart and Nicole Azzara  
444 Loucroft Road  
Haddonfield, NJ 08033

**Proposal:** The applicant seeks bulk variance approval to construct a new front garage bump out, left side pantry and shed dormer addition to the property.

**Zoning:** R-2 Residential

**II. SUBMISSION INFORMATION**

In accordance with Section 135-74 and Exhibit 1 of the Haddonfield Land Development Ordinance the following required items have not been submitted. The item numbers refer to the list in the Land Development Ordinance. We have not reviewed items 1-9, 13, and 57-62 that are the jurisdiction of the Borough Zoning Officer.

- Item 10. Name, signature, seal and license number of engineer, land surveyor, architect, professional planner, and/or landscape architect, as appropriate.
- Item 15. Signature blocks for Board Chair, Secretary, Engineer, and Borough Clerk.
- Item 18. Date of property survey.
- Item 23. Size and location of existing or proposed structures and their dimensioned setbacks along with the size and location of existing buildings within 200 ft.
- Item 25. All existing and proposed lot lines, area of lots in square feet and setback lines.
- Item 29. Lot lines, block and lot numbers, and property owners within 200 ft.
- Item 34. Existing and proposed contours at one-foot intervals on subject property and within 200 ft.
- Item 35. Grading plan.
- Item 49. Landscape and buffer plans showing existing and proposed landscaping, fences, landscaping to be removed, common and botanical names, and maintenance program.

**CONCLUSION**

Items underlined have not been provided. This application is deemed complete subject to the granting of the above waivers by the Zoning Board.

**III. ZONING REQUIREMENTS**

A. **Use:** The applicant’s existing single-family residential use is in conformance with the permitted principal uses of the R-2 zone per Section 135-27.A.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Existing	Proposed	Status
135-27.D(1)(a)	Lot Area	20,000 sf	18,000 sf.	18,000 sf	<b>P</b>
135-27.D(1)(b)	Lot Width	125 ft.	100 ft.	100 ft.	<b>P</b>
135-27.D(1)(c)	Lot Frontage (note 1)	125 ft.	100 ft.	100 ft.	<b>P</b>
135-27.D(1)(d)	Lot Depth	150 ft.	180 ft.	180 ft.	<b>C</b>
135-27.D(4)(a)	Building Coverage	15%	14%	14.7%	<b>C</b>
135-27.D(4)(b)	Impervious Coverage	25%	24.9%	25.2%	<b>V</b>
	Principal Structure				
135-27.D(2)(a)	Front Yard	40 ft.	69.4 ft.	69.4 ft.	<b>C</b>
135-27.D(2)(b)	One Side Yard	18 ft.	4.73 ft.	4.73/4.98 ft.	<b>P/V</b>
135-27.D(2)(c)	Combined Side Yard	40 ft.	22.2 ft.	22.2/22.5 ft.	<b>P/V</b>
135-27.D(2)(d)	Rear Yard	60 ft.	60.5 ft.	60.5 ft.	<b>C</b>

Code Reference	Item	Required	Existing	Proposed	Status
135-27.D(5)(a)	Building Height	2.5 stories	2.5 stories	2.5 stories	C
135-27.D(5)(b)	Building Height	33.5 ft.	±32 ft.	±32 ft.	C
RSIS	Off-Street Parking	3.0 spaces	4	4	C

C - Conforms.  
 P - Pre-existing condition.  
 V - Variance required.

C. **Notes:**

1. Per Section 135-10, Lot Frontage is determined by the property address at the time of application.

IV. **GENERAL COMMENTS**

1. Per Section 135-27.D(4)(b), impervious coverage is limited to 25%, whereas 24.9% exists and 25.2% is proposed. The applicant requests a variance.
2. Per Section 135-27.D(2)(b), side yard setback of 18 feet is required, whereas 4.73 feet exists and 4.98 feet to the addition is proposed. The applicant requests a variance.
3. Per Section 135-27.D(2)(c), a combined side yards setback of 40 feet is required, whereas 22.2 feet exists and 22.5 feet to the addition is proposed. The applicant requests a variance.
4. Areas of existing vegetation should be shown, and testimony should be provided as to whether any trees will be removed as part of this application.
5. Testimony should be provided that the exterior finishes of the proposed addition will substantially match the remainder of the residence.
6. The applicant and owner are reminded that site safety is their responsibility. The plan should note that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)”.

V. **SUMMARY OF VARIANCES AND WAIVERS**

**Variances:** Section 135-27.D(2)(b) - Side yard setback  
 Section 135-27.D(2)(c) - Combined side yard setback  
 Section 135-27.D(4)(b) - Impervious coverage

**Waivers:** None

**VI. APPROVAL PROCESS**

If the Zoning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Zoning Board action.
2. Two (2) copies of the final plan and a digital copy shall be submitted to the Borough of Haddonfield for review, approval and signature.
3. Installation and approval of, or posting of performance guarantees for the installation of, those improvements which are necessary to protect adjacent property and the public interest in the event that the development of the site was not complete (if applicable).
4. Submission of an individual lot grading plan to the Haddonfield Borough Engineer in accordance with Section 135-93.2 for review and approval prior to issuance of a building permit.
5. The applicant must contact the Zoning Board office to settle any outstanding review escrow accounts prior to this office reviewing revised plans or signing off on approved plans.

**VII. OUTSIDE AGENCY APPROVALS**

This plan may be subject to the review and approval of outside agencies. Evidence of any applicable outside agency approvals must be submitted to the Borough Zoning Department and this office prior to the final signature of plans.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**

*Melanie J. Adamson*

Melanie J. Adamson, P.E., P.P., C.M.E.  
Board Engineer

cc: Dan Rhyhart and Nicole Azzara, Applicant  
Thomas B. Wagner, R.A., Applicant's Architect  
Jennifer Johnson, Zoning Board Solicitor  
Ed Toussaint, Construction Code Official  
Board Members (e-mail)