



RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

May 11, 2022

Mr. Kevin Burns, Chairman
Borough of Haddonfield Zoning Board of Adjustment
242 Kings Highway East
Haddonfield, New Jersey 08033

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

**Re: Borough of Haddonfield
Lavdas/ Riginos
8 Tanner Street (Block 118, Lot 71)
Bulk Variance
Application #ZBA2022-10
Our file #04-17-Z-075**

Dear Board Members:

We have reviewed a bulk variance submission, received April 14, 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
HPC- 1	Historic Preservation Commission Sketch Plan	06-07-21	----
A5.0	Reconstruction of Front Steps	04-08-22	----

The plan was prepared by Gilmore & Associates, Inc. The plans need to be signed and sealed by a licensed professional according to State Regulations.

The architectural plans were prepared, signed and sealed by Gregory La Vardera, R.A., La Vardera Architecture Design, 45 S. Center Street, Merchantville, New Jersey 08109, (856) 662-4909.

I. GENERAL INFORMATION

Applicant/Owner: Nick Lavdas and Augustine Riginos
8 Tanner Street
Haddonfield, NJ 08033
(856) 354-1187

Proposal: The applicant seeks bulk variance approval to replace the front steps to the same size and dimensions as what’s existing. The applicant states that they need to rebuild the stairs because of termite damage. The steps are located within the Borough right-of-way along Tanner Street.

Zoning: D-3 Downtown 3 (General Urban)

II. SUBMISSION INFORMATION

In accordance with Section 135-74, the following submission items are required. These items shall be provided or a waiver requested with appropriate justification.

- Item 9. Names and addresses of all property owners within 200 ft. of the property.
- Item 13. Schedule of all required and proposed zone requirements for lot area, yards, frontage, impervious coverage, buffering, etc.
- Item 15. Signature blocks for Board Chair, Secretary, Engineer, and Borough Clerk.
- Item 18. Property survey and date.
- 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.

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 use is in conformance with the permitted principal uses of the D-3 zone per Section 135-38.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Existing	Proposed	Status
135-38.E(10)(f)	Lot Area	0 sf. – 10,000 sf.	TBD	TBD	TBD
135-27.D(1)(b)	Lot Width	0 ft. – 100 ft.	TBD	TBD	TBD
135-27.D(1)(c)	Lot Frontage	125 ft.	TBD	TBD	TBD
135-27.D(1)(d)	Lot Depth	150 ft.	TBD	TBD	TBD
135-27.D(4)(a)	Building Coverage	50%	TBD	TBD	TBD
135-27.D(4)(b)	Impervious Coverage	25%	TBD	TBD	TBD
	Principal Structure				
	Front Yard	0 ft. – 10 ft.	-5.5 ft.	-5.5 ft. (see note)	V
135-27.D(2)(b)	One Side Yard	0 ft. – 5 ft.	TBD	TBD	TBD
135-27.D(2)(c)	Combined Side Yard	40 ft.	TBD	TBD	TBD
135-27.D(2)(d)	Rear Yard (<u>note 2</u>)	10 ft.	TBD	TBD	TBD
135-27.D(5)(a)	Building Height	2 sty.- 3 sty.	TBD	TBD	TBD

Code Reference	Item	Required	Existing	Proposed	Status
135-27.D(5)(b)	Building Height	36 ft.	TBD	TBD	TBD
RSIS	Off-Street Parking	3 spaces per 1,000 sf.	TBD	TBD	TBD

V - Variance required.

TBD – If required by the Board, these items shall be determined by the applicant’s professionals. At a minimum, the applicant shall provide testimony for the record of the proposed setback from the property line to the stairs.

IV. GENERAL COMMENTS

1. Per Section 135-38.D(10)(f), the front yard setback is a 0 ft. to 10 ft. range, whereas 5.5 ft. exists and 5.5 ft. is proposed, however it is built within the right-of-way. The applicant requests a variance.
2. Testimony should be provided on the exterior materials and finish of the proposed steps and rails.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances: Section 135-38.D(10)(f) - Front yard setback

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 completed (if applicable).

4. 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, P.E., P.P., C.M.E.
Board Engineer

cc: Nick Lavdas and Augustine Riginos, Applicant
Baker Ingram & Assoc., Applicant's Engineer
Gregory Lardera, R.A., Applicant's Architect
Jennifer Johnson, Zoning Board Solicitor
Ed Toussaint, Construction Code Official
Board Members (e-mail)