



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
Scott and Kelly McBride
76 Lane of Acres (Block 64.19, Lot 28)
Bulk Variance
Our file #04-17-Z-073**

Dear Board Members:

We have reviewed a bulk variance submission, received April 28, 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 2	General Information Plan	04-06-22	----
2 of 2	Site Plan	04-06-22	----
A0	Foundation Plan	03-29-22	----
A1	First Floor Plan	03-29-22	----
A1.b	Existing Floor Plans	03-29-22	----
A2	Second Floor Plan	03-29-22	----
A5	Front Elevation	03-29-22	----
A6	Rear Elevation	03-29-22	----
A7	Right Elevations	03-29-22	----
A8	Left Elevation	03-29-22	----
A1.a	Expanded Area Grid	12-13-21	----
----	Pool House Floor Plan	11-02-21	----
----	Elevations	11-02-21	----

The plan of survey and grading plan was prepared, signed and sealed by Clifton W. Quay, P.E. P.P., Stantec, Midlantic Drive, Suite 300 W, Mount Laurel, New Jersey 08054, (856) 234-0800.

The architectural plans were prepared by Thomas B. Wagner, R.A., P.O. Box 2071, Haddonfield, New Jersey 08033, (856) 795-4550.

I. GENERAL INFORMATION

Applicant/Owner: Scott and Kelly McBride
 76 Lane of Acres
 Haddonfield, NJ 08033

Proposal: The applicant seeks bulk variance approval to construct a pool house and a new porch and foyer, as well as expansion to the existing dining room and primary bedroom.

Zoning: R-1 Residential

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 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 single-family residential use is in conformance with the permitted principal uses of the R-1 zone per Section 135-26.A.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Existing	Proposed	Status
135-26.D(1)(a)	Min. Lot Area	80,000 sf	57,770 sf	57,770 sf	P
135-26.D(1)(b)	Min. Lot Width	200 ft.	212 ft.	212 ft.	C
135-26.D(1)(c)	Min. Lot Frontage	200 ft.	212 ft.	212 ft.	C
135-26.D(1)(d)	Min. Lot Depth	400 ft.	272.5 ft.	272.5 ft.	P
135-26.D(4)(a)	Max. Building Coverage	10%	6.4%	8.2%	C
135-26.D(4)(b)	Max. Impervious Coverage	15%	23.4%	23.1%	V
	Principal Structure				

Code Reference	Item	Required	Existing	Proposed	Status
135-26.D(2)(b)	Min. Front Yard	100 ft.	119.8 ft.	119.8 ft.	C
135-26.D(2)(b)	Min. One Side Yard	30 ft.	22 ft.	22 ft.	P
135-26.D(2)(c)	Min. Combined Side Yard	75 ft.	73.23 ft.	73.2 ft.	P
135-26.D(2)(d)	Min. Rear Yard	100 ft.	86 ft.	83.9 ft.	V
135-26.D(5)(a)	Max. Building Height	2.5 stories	TBD ¹	TBD ¹	TBD ¹
135-26.D(5)(b)	Max. Building Height	35 ft.	TBD ¹	TBD ¹	TBD ¹
	Accessory Structure				
135-26.D(3)(a)	Min. Front Yard	100 ft.	TBD ²	TBD ²	TBD ²
135-26.D(3)(b)	Min. Side Yard	5 ft.	TBD ²	TBD ²	TBD ²
135-26.D(3)(c)	Min. Rear Yard	5 ft.	TBD ²	TBD ²	TBD ²

C – Conforms.
 P – Pre-existing condition.
 V – Variance.
 TBD – To be determined by the applicant.

C. **Notes:**

1. The applicant should provide testimony of the proposed building height, in stories and in feet, of the principal structure.
2. The applicant should provide testimony of the proposed pool house front yard, side yard, and rear yard setbacks.

IV. **GENERAL COMMENTS**

1. Per Section 135-26.D(4)(b), impervious coverage is limited to 15%, whereas 23.4% exists and 23.1% is proposed. The applicant requests a variance.
2. Per Section 135-26.D(2)(d), rear yard setback is limited to 100 ft., whereas 86 ft. exists and 83.9 ft. is proposed. The applicant requests a variance.
3. Testimony should be provided of the new location of the relocated AC unit on the property.
4. Testimony should be provided that the exterior finishes of the proposed addition will substantially match the remainder of the residence.
5. The applicant shall add a calculation to the plans to confirm the areas included in the square footage for the building and impervious areas.
6. Testimony shall be provided on the drainage in the area of the site and drainage issues.

V. SUMMARY OF VARIANCES AND WAIVERS

Variations: Section 135-26.D(4)(b) Impervious coverage
 Section 135-26.D(2)(d) Rear 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. 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.

Page 5
Borough of Haddonfield
May 11, 2022

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

Sincerely yours,
REMINGTON & VERNICK ENGINEERS, INC.

A handwritten signature in cursive script that reads "Melanie J. Adamson".

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

cc: Scott and Kelly McBride, Applicant
Clifton W. Quay, P.E. P.P., Applicant's Engineer
Thomas B. Wagner, R.A., Applicant's Architect
Damien O. Del Duca, Esq., Applicant's Attorney
Jennifer Johnson, Zoning Board Solicitor
Ed Toussaint, Construction Code Official
Board Members (e-mail)