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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  
Revell  
115 East Summit Avenue (Block 50, Lot 7.01)  
Bulk Variance and Site Plan Waiver  
Application # ZBA2022-15  
Our file #04-17-Z-072**

Dear Board Members:

We have reviewed a bulk variance and Site Plan Waiver submission, received April 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Survey	06-07-21	----

The plan of survey and grading plan was prepared, signed and sealed by Richard S. Humphries, P.L.S, Walter H. Macnamara Assoc., Inc., 813 Haddon Avenue, Collingswood, New Jersey 08108 (856) 854-5229.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Thomas and Molly Revell  
115 East Summit Avenue  
Haddonfield, NJ 08033  
(856) 267-2032

**Proposal:** The applicant seeks bulk variance and site plan waiver approval to convert garage to living space and continue to park on driveway in front yard. The couple have requested a variance to continue to park their cars in the front yard.

**Zoning:** R-7 Residential Single- Family Detached

**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 15. Signature blocks for Board Chair, Secretary, Engineer, and Borough Clerk.
- 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 34. Existing and proposed contours at one-foot intervals on subject property.
- Item 39. Existing and proposed utilities.
- Item 44. Spot and finished elevations at all property corners, corners of all structures and existing or proposed first floor elevations.

**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-7 zone per Section 135-32.A.

B. **Area and Bulk Requirements:**

<b>Code Reference</b>	<b>Item</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Status</b>
135-32.D(1)(a)	Lot Area	5,000 sf	7,500 sf.	7,500 sf.	C
135-32.D(1)(b)	Lot Width	50 ft.	100 ft.	100 ft.	C
135-32.D(1)(c)	Lot Frontage	50 ft.	100 ft.	100 ft.	C
135-32.D(1)(d)	Lot Depth	100 ft.	75 ft.	75 ft.	<b>P</b>
135-32.D(4)(a)	Building Coverage	25%	24.78%	24.78%	C
135-32.D(4)(b)	Impervious Coverage	40%	37.94%	37.49%	C
	Principal Structure				
135-32.D(2)(a)	Front Yard	20 ft.	20.45 ft.	20.45 ft.	C
135-32.D(2)(b)	One Side Yard	10 ft.	11.92 ft.	11.92 ft.	C
135-32.D(2)(c)	Combined Side Yard	20 ft.	34.04 ft.	34.04 ft.	C
135-32.D(2)(d)	Rear Yard	35 ft.	20 ft.	20 ft.	<b>P</b>
135-32.D(5)(a)	Building Height	2.5 stories	<2.5 stories	<2.5 stories	C
135-32.D(5)(b)	Building Height	33.5 ft.	<33.5 ft.	<33.5 ft.	C
135-86	Off-Street Parking	2.0 spaces	2 spaces	1 space	<b>W</b>

C - Conforms.  
NA - Not applicable.  
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 135-86.B(4), a one car garage and driveway combination shall count as two off-street parking spaces. The applicant has requested a waiver to convert the garage into living space and utilize the existing driveway for parking space. The driveway without the garage would count as one space, whereas two are required. A waiver is requested.
2. Per Section 135-86.B(6)(c) ,no vehicular circulation area, parking or loading area shall be permitted in front of the front building line of the principle building. The applicant has requested a waiver.
3. Per Section 135-86(7), no parking space shall be provided in the area between the building's actual setback line and any street. The applicant has requested a waiver.
4. Per Section 135-86.B(6)(a) and 135-86.B (C)(1), driveways and other parking areas shall not be less that nine feet in width and 18 feet in length (to the right-of-way line). Testimony should be provided on the dimensions of the current driveway.
5. The applicant shall provide testimony as to any changes to the utilities or to the location of drainage downspouts.

V. **SUMMARY OF VARIANCES AND WAIVERS**

**Variances:** None

<b>Waivers:</b>	Section 135-85.M(1) -	Sidewalk
	Section 135-86.B(4) -	Parking spaces
	Section 135-86.B(6)(c) -	Front yard parking
	Section 135-86.B(7) -	Front yard parking

## **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.

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: Thomas and Molly Revell, Applicant  
Richard S, Humphries, P.L.S., Applicant's Surveyor  
Jennifer Johnson, Zoning Board Solicitor  
Ed Toussaint, Construction Code Official  
Board Members (e-mail)