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September 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
Steven Bisgaier
229 Euclid Avenue
Block 95, Lot 23
Application #ZBA2022-26
Our file #04-17-Z-090**

Dear Board Members:

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

Sheet	Title	Date	Latest Revision Date
1 of 1	Survey of Premises	06-13-22	----
----	Existing First Floor Plan	07-12-22	----
----	Existing Second Floor Plan	07-12-22	----
----	Proposed First Floor Plan	07-12-22	----
----	Proposed Second Floor Plan	07-12-22	----
----	Proposed Front Elevation	07-12-22	----
----	Proposed Right Side Elevation	07-12-22	----
----	Proposed Rear Elevation	07-12-22	----
----	Proposed Left Side Elevation	07-12-22	----

The survey was prepared and signed by Richard S. Humphries, P.L.S., Walter H. Macnamara Assoc., Inc., 813 Haddon Avenue, Collingswood, New Jersey 08108. The survey should be sealed by a licensed professional according to State Regulations.

I. GENERAL INFORMATION

Applicant/Owner: Steven Bisgaier
229 Euclid Avenue
Haddonfield, NJ 08033
(856) 287-8846

- Proposal:** The applicant seeks bulk variance approval to allow a non-conforming side-yard setback. The applicant will be expanding the first floor, adding a full second floor, a front porch, and a rear screen porch.
- Zoning:** R-7 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 29. Lot lines, block and lot numbers, and property owners within 200 ft.
- Item 30. All existing street, Rights-of-Way, and easements on the subject property and within 200 ft.
- Item 31. All watercourses, floodplains, wetlands, wooded areas, or other natural features within 200 ft. of existing or proposed streets.
- Item 32. Nature, extent and boundary limits of wooded areas, dripline of all trees with 4" DBH and other significant features off the property.

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:

Code Reference	Item	Required	Existing	Proposed	Status
135-32.D(1)(a)	Lot Area	5,000 sf	9,408 sf.	9,408 sf.	C
135-32.D(1)(c)	Lot Frontage	50 ft.	55 ft.	55 ft.	C
135-32.D(1)(d)	Lot Depth	100 ft.	132 ft.	132 ft.	C
135-32.D(4)(a)	Building Coverage	25%	15.6%	22%	C
135-32.D(4)(b)	Impervious Coverage	40%	25.2%	31.6%	C
	Principal Structure				
135-32.D(2)(a)	Front Yard	20 ft.	±27 ft.	24.53 ft.	C
135-32.D(2)(b)	One Side Yard	10 ft.	5.09 ft.	5.09 ft.	V
135-32.D(2)(c)	Combined Side Yard	20 ft.	12.24 ft.	12.24 ft.	V
135-32.D(2)(d)	Rear Yard (note 2)	35 ft.	> 35 Ft.	> 35 ft.	C
135-32.D(5)(a)	Building Height	2.5 stories	1.5 sty	2.5 sty.	C
135-32.D(5)(b)	Building Height	35 ft.	< 35 ft.	< 35 ft.	C
RSIS	Off-Street Parking	2.0 spaces	2 spaces	2 spaces	C

C - Conforms.
 V - Variance required.

IV. GENERAL COMMENTS

1. Per Section 135-32.D(2)(b), a side yard setback of 10 ft. is required, whereas 5.09 ft. exists and 5.09 ft. is proposed. A variance will be necessary.
2. Per Section 135-32.D(2)(c), a combined side yards setback of 20 ft. is required, whereas 12.24 ft. exists and 12.24 ft. is proposed. A variance will be necessary.
3. The proposed survey shall be signed and sealed by a professional engineer, architect or surveyor licensed in the State of New Jersey.
4. At this time, our office cannot confirm the building and lot coverages noted on the zoning worksheet based on the limited information provided on the survey. The survey plans should include dimensions of all structures to confirm the building and impervious coverage. The coverages should be confirmed by the applicant prior to construction. If over the allowable, the applicant would be required to return to the Zoning Board.
5. 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.
6. Testimony should be provided that the exterior finishes of the proposed addition will substantially match the remainder of the residence.

7. It does not appear that any work will be performed within the Borough Right-of-Way. We advise the applicant that any work within the right-of-way would require a Road Opening Permit.

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

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. 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.
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 the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Zoning Department and this office prior to the final signature of plans.

Any others as may be necessary

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

Steven Bisgaier
Borough of Haddonfield
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If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS



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

MJA/dp/mcb

cc: Steven Bisgaier, Applicant
Richard Humphries, Applicant's Surveyor
Thomas B. Wagner, R.A., Applicant's Architect
Jennifer Johnson, Zoning Board Solicitor
Ed Toussaint, Construction Code Official
Board Members (e-mail)