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September 13, 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
D.J. Homes of South Jersey, LLC
405 Wellington Avenue
Block 28, Lot 3
Application #ZBA2022-29
Our file #04-17-Z-092

Dear Board Members:

We have reviewed a bulk variance submission, received August 18, 2022, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Plan of Survey	08-09-22	08-18-22
1 of 1	Zoning Permit Plan	08-18-22	----
A1	Proposed 2 nd Floor Addition	08-12-22	----
A3	Elevations New 2 nd Floor Addition	08-12-22	----

The plan of survey was prepared and signed by Walter S. Kucharski, P.L.S., Irving Design Group, LLC, 10 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 310-9200. The plan should be sealed by a licensed professional according to State Regulations.

The zoning permit plan was also prepared and signed by Richard E. Oberman, P.E., Irving Design Group, LLC., 10 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 310-9200. The plan should be sealed by a licensed professional according to State Regulations.

The architectural plans were prepared Zobel Architects-Builders Inc., 218 Hawthorne Avenue, Haddonfield, New Jersey 08033, (856) 354-9083. The plan should be signed and sealed by a licensed professional according to State Regulations.

I. GENERAL INFORMATION

Applicant/Owner: D.J. Homes of South Jersey, LLC
405 Wellington Avenue
Haddonfield, NJ 08033
(619) 228-6861

Proposal: The applicant seeks bulk variance approval to remodel the entire home and add a second story addition to the existing single-family home. The existing foundation will be utilized.

Zoning: R-7 Residential Single-Family Detached

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 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 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.	4,800 sf.	4,800 sf.	C
135-32.D(1)(b)	Lot Width	50 ft.	40 ft.	40 ft.	P
135-32.D(1)(c)	Lot Frontage	50 ft.	40 ft.	40 ft.	P
135-32.D(1)(d)	Lot Depth	100 ft.	120 ft.	120 ft.	C
135-32.D(4)(a)	Building Coverage	25%	34.39%	29.43%	V
135-32.D(4)(b)	Impervious Coverage	40%	52.68%	39.98%	C
	Principal Structure				
135-32.D(2)(a)	Front Yard	20 ft.	7.3 ft.	7.3 ft.	V
135-32.D(2)(b)	One Side Yard	10 ft.	6 ft.	6 ft.	V
135-32.D(2)(c)	Combined Side Yard	20 ft.	14 ft.	14 ft.	V
135-32.D(2)(d)	Rear Yard	35 ft.	53.3 ft.	53.3 ft.	C
135-32.D(5)(a)	Building Height	2.5 stories	≤ 2.5 stories	≤ 2.5 stories	C
135-32.D(5)(b)	Building Height	35 ft.	20.2 ft.	< 35 ft.	C
RSIS	Off-Street Parking	2.0 spaces	2 spaces	2 spaces	C

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

IV. GENERAL COMMENTS

1. Per Section 135-32.D(4)(a), building coverage is limited to 25%, whereas 34.39% exists and 29.43% is proposed. The applicant requests a variance.
2. Per Section 135-32.D(1)(b), lot width is required to be 50 ft., whereas 40 ft. exists 40 ft. is proposed. This is a pre-existing non-conformity.
3. Per Section 135-32.D(1)(c), lot frontage is required to be 50 ft., whereas 40 ft. exists 40 ft. is proposed. This is a pre-existing non-conformity.
4. Per Section 135-32.D(2)(a), a front yard setback of 20 ft. is required, whereas 7.3 ft. exists and 7.3 ft. is proposed. A variance is required.
5. Per Section 135-32.D(2)(b), a side yard setback of 10 ft. is required, whereas 6 ft. exists and 6 ft. is proposed. A variance is required.

6. Per Section 135-32.D(2)(c), a combined side yards setback of 20 ft. is required, whereas 14 ft. exists and 14 ft. is proposed. A variance is required.
7. The Zoning Permit Plan does not appear to be consistent with the architectural plans. For example, the proposed remodel on the architectural plan shows a 2nd story bay window off from the master suite which is not reflected on the zoning plan. The bay window is allowed in the side yard but is limited to 3-foot depth and 10-foot width. Per Section 135, attachment 6, height is also limited to 8 feet. A variance will be required for the height of the bay window as it is proposed on the 2nd floor.
8. In addition, the second floor should be reflected on the zoning permit plan.
9. The zoning permit plan should include dimensions of all structures to confirm the building and impervious coverages calculated on the plans.
10. Testimony should be provided that the exterior finishes of the proposed addition will substantially match the remainder of the residence.
11. It does not appear that any work is proposed within the Borough Right-of-Way. A Road Opening Permit would be required for any work within the street right-of-way.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 135-32.D(2)(a) -	Front yard setback
	Section 135-32.D(2)(b) -	Side yard setback
	Section 135-32.D(2)(c) -	Combined yard setback
	Section 135-32.D(4)(a) -	Building coverage
	Section 135, Attachment 6 -	Bay window height within 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 necessary.

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



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

MJA/dp/mcb

cc: D.J. Homes of South Jersey, LLC., Applicant
Damien O. De; Duca, Esq., Applicant's Attorney
Richard E. Oberman, P.E., Applicant's Engineer
Thomas B. Wagner, R.A., Applicant's Architect
Jennifer Johnson, Zoning Board Solicitor
Ed Toussaint, Construction Code Official
Board Members (e-mail)