

Thomas B. Wagner
ARCHITECT

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September 21, 2022

Tavis Karrow, Director of Community Development
BOROUGH OF HADDONFIELD
Haddonfield, NJ. 08033

RE: **ZONING BOARD OF ADJUSTMENT**
640 Farragut Avenue
Haddonfield, NJ

Dear Tavis:

We are pleased to submit plans for a new front porch to the property at 640 Farragut Avenue, Haddonfield. We are respectively seeking a variance from Zoning Ordinance 135-29 D(2)b single side yard setback, 135-29 D(2)c aggregate yard setback and 139-29 D(4)b impervious coverage.

The property at 640 Farragut Avenue is a wood frame, vinyl siding and brick single family dwelling on deep but narrow lot. The house is situated over 100' back from the street where only 35' is required. The lot is only 75' wide where 80' is required. The existing setbacks are 5.3' on the south side and 9.8' on the north side. The current rear yard is 19.5' where 45' is required.

PROPOSED CHANGES

The Broudy's are looking to add a front porch and upgrade the overall appearance of the house. Currently, the house has side yard setbacks of 5.3 and 9.8 which will remain and the new porch will match the 9.8 side setback on the north side. The porch will extend out to the front of the house and across just to the front door.

In order to minimize impact on the lot, the Broudy's will reduce the width of the driveway to make up for the added coverage taken up by the porch. The total coverage will actually be reduced by .1%. There are no changes to the sides or rear of the house and all setbacks are pre-existing and non conforming.

Prior to this application, the Broudy's received a variance for work done to the rear of the house, that was approved in August of 2020. That work has been completed and the resolution for that is included in this application.

REASONS FOR RELIEF

The Broudy's have made every effort to comply with every section of the Zoning Ordinance changes, but have encountered an issue related to the current non-conformities. It is our belief that granting this variance will be consistent with the intent and purpose of the applicable Zoning Ordinance with the benefits outweighing any detriment.

The family intends to improve the use and appearance of their home that will be consistent with the character and feel of the neighborhood. Front porches are encouraged in Haddonfield and the addition of this porch provides for more neighborhood interaction. The new addition when complete will complement the house and add to the overall appearance. The property exceeds coverage but the impact of the porch will minimize changes to the coverage, and actually reduce it by a small (.01%) percentage, and not increase any hard surfaces.

Under Condition 2, it is our belief that granting the variance would not only be consistent with and advance the purpose of the Ordinance, but that the benefit of the deviation would outweigh any purported detriment. Further, granting the variance would cause no substantial impairment of the intent and purpose of the Zone Plan and Ordinance.

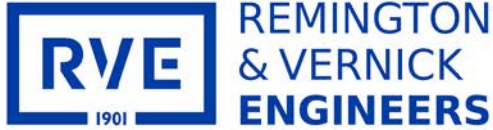
Thank you for your review of this application and we look forward to presenting it to you at the meeting.

Sincerely,

THOMAS B. WAGNER, ARCHITECT

Thomas B. Wagner, AIA

cc: Members of the Zoning Board
Joe Broudy and Rene Wise



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

October 10, 2022

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

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

**Re: Borough of Haddonfield
Joseph Broudy
640 Farragut Avenue (Block 83, Lot 2.01)
Bulk Variance
Application #2022-31
RVE File No. 04-17-Z-095**

Dear Board Members:

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

Sheet	Title	Date	Latest Revision Date
1 of 1	Plan of Survey	07-06-22	----
1 of 1	Plot Plan	08-03-22	----
A1	Partial First Floor Plan, Front Elevation & Partial Right-Side Elevation	08-07-22	----

The plan of survey was prepared and signed by Thomas N. Tolbert, P.L.S., Design Land Surveying P.A., P.O. Box 667, Turnersville, New Jersey 08012, (856) 374-1134. The plan needs to be sealed by a licensed professional according to State Regulations.

The plot plan was prepared and signed by Thomas N. Tolbert, P.L.S., Design Land Surveying P.A., P.O. Box 667, Turnersville, New Jersey 08012, (856) 374-1134. The plan needs to be sealed by a licensed professional according to State Regulations.

The architectural plans were prepared by Thomas B. Wagner, R.A., P.O. Box 2071, Haddonfield, New Jersey 08033, (856) 795-4550. The plan needs to be signed and sealed by a licensed professional according to State Regulations.

I. GENERAL INFORMATION

Applicant/Owner: Joseph Broudy
640 Farragut Avenue
Haddonfield, New Jersey 08033

Proposal: The applicant seeks bulk variance approval to add a front porch and upgrade the overall appearance of the house.

Zoning: R-4 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 1 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 34 Existing and proposed contours at one-foot intervals on subject property and within 200 ft.
- Item 39 Existing and proposed utilities, with details for sanitary sewer, water, telephone, cable TV, and electric onsite and 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-4 zone per Section 135-29.A.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Existing	Proposed	Status
135-29.D(1)(a)	Lot Area	9,600 sf	13,125 sf.	13,125 sf.	C
135-29.D(1)(b)	Lot Width	80 ft.	75 ft.	75 ft.	P
135-29.D(1)(c)	Lot Frontage	80 ft.	75 ft.	75 ft.	P
135-29.D(1)(d)	Lot Depth	120 ft.	175 ft.	175 ft.	C
135-29.D(4)(a)	Building Coverage	20%	14.9%	16.4%	C
135-29.D(4)(b)	Impervious Coverage	30%	33.1%	33%	V
	Principal Structure				
135-29.D(2)(a)	Front Yard	35 ft.	116 ft.	107.8 ft.	C
135-29.D(2)(b)	One Side Yard	15 ft.	5.3 ft.	5.3 ft.	V
135-29.D(2)(c)	Combined Side Yard	35 ft.	15.1 ft.	15.1 ft.	V
135-29.D(2)(d)	Rear Yard	45 ft.	19.5 ft.	19.5 ft.	P
135-29.D(5)(a)	Building Height	2.5 stories	≤ 2.5 stories	≤ 2.5 stories	C
135-29.D(5)(b)	Building Height	33.5 ft.	N/A	±20 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 135-29.D(2)(b), a side yard setback of 15 ft. is required, whereas 5.3 ft. exists and 5.3 ft. is proposed. The applicant requests a variance.
2. Per Section 135-29.D(2)(c), a combined side yard’s setback of 35 ft. is required, whereas 15.1 ft. exists and 15.1 ft. is proposed. The applicant requests a variance.
3. Per Section 135-29.D(4)(b), impervious coverage is limited to 30%, whereas 33.1% exists and 33% is proposed. The applicant requests a variance.

4. Our office cannot confirm the proposed impervious coverages proposed on the plan without additional dimensions provided for *all structures* on the lot. The applicant is reminded to confirm the proposed coverage at this time. The impervious coverage includes all buildings, parking areas, patios, driveways, sidewalks, walkways, stairs chimneys, pools, decks, and other inorganic surfaces, regardless of void ratios.
5. No sidewalk exists or is proposed. Per Section 135-85.M(1), 4-ft. concrete sidewalk is required along all streets unless the Board grants an exception for low-density housing.
6. Testimony should be provided that the exterior finishes of the proposed addition will substantially match the remainder of the residence.
7. The proposed survey shall be signed and sealed by a professional engineer, architect or surveyor licensed in the State of New Jersey.
8. 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 135-27.D(2)(b) - Side yard setback
 Section 135-27.D(2)(c) - Combined side yard setback
 Section 135-27.D(4)(b) - Impervious coverage

Waivers: Section 135-85.M(1) - Sidewalk

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 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.

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

cc: Joseph Broudy, Applicant
Thomas N. Tolbert, P.L.S., 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)