

Ron and Melissa Hutchison  
Proposed Renovation Project: 26 E Oakcrest Avenue

January 11th, 2023

Dear Northfield Planning Board:

Thank you for considering our application for a “C” variance for our property at Block 153, Lot 21. We live in a historic home built around 1920 which has had little or no updates. Our intention is to beautify the house and neighborhood. The intent of the addition is to upgrade and modernize a kitchen built in the 1920’s, as life styles have changed. We also intend to improve the appearance of the exterior of our house.

Our renovation plans call for adding a modest one story addition of approximately 72 square feet to the rear kitchen (South side of the house). We will also be adding a deck (also on the South side) to be able to enjoy the rear yard (which is not covered and counts as 50% impermeable).

We are improving this home not only by placing a new deck in the rear with a small addition, but also will be upgrading the full exterior by repairing all siding , front porch, soffits, painting, etc. This addition does not affect the amount of light or air on either side of the property and thus will not impact our neighbors in a negative way.

The lot size was designated before the current zoning requirements were enforced. We believe this is not the first undersized lot to request an addition. And we believe that others before us were approved. Our proposed renovation plans were designed to meet all bulk requirements. This addition/deck does not exceed any rear yard set backs, does not exceed any side yard set backs, and does not exceed any lot coverage or building coverage requirements.

Thank you for your time and consideration of this project.

Sincerely,

Ron and Melissa Hutchison, Homeowners  
26 East Oakcrest Ave.  
Northfield, NJ

PLANNING BOARD APPLICATION

CASE # \_\_\_\_\_

FOR OFFICIAL USE ONLY

Date of Application Received: \_\_\_\_\_

Date: \_\_\_\_\_ Date of Deposit

Fee Paid \_\_\_\_\_

Date: \_\_\_\_\_ Affidavit of Service

Time Period Expires \_\_\_\_\_

Date File Complete \_\_\_\_\_

Hearing Date \_\_\_\_\_

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INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Ronald Scott and Melissa Noelle Hutchison

Applicant's Mailing Address 26 E Oakcrest Ave

Applicant's Phone Number 6098654654 e-mail address rhutchis@yahoo.com

Applicant is a: Corporation          Partnership          Individual **XX**

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

- Appeal of action of administrative officer
- Interpretation of development ordinance or map
- Variance:          "C" Variance (Hardship)
- "D" Use Variance
- "D" Non-Conforming Use
- Conditional use
- Subdivision - Minor
- Subdivision - Major
- Site Plan - Waiver
- Site Plan - Minor
- Site Plan - Major
- Other \_\_\_\_\_

Proposed use, Building, or Subdivision is contrary to:  
List Article and Section of the Ordinance from which Variance is sought:

ART. IV Section 215 Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

ART. \_\_\_\_\_ Section \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

If additional space is needed, attach list to the application

**INFORMATION REGARDING PROPERTY:**

Address: 26 East Oakcrest Ave

Tax Map BLK 153 LOT(S) 21 Dimension of Property 60x110

BLK \_\_\_\_\_ LOT(S) \_\_\_\_\_ Dimension of Property \_\_\_\_\_

Zoning District R-2 residential

Location approximately 300 ft feet from intersection of Shore Rd  
and Oakcrest Ave

Last Previous Occupancy current (since 2005)

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>24'4"</u>	<u>24'4"</u>
Deep (feet)	<u>32'4"</u>	<u>38'6"</u>
Square (feet)	<u>1,000</u>	<u>1,085</u>
Height (feet)	<u>28'9"</u>	<u>28'9"</u>
Story	<u>2</u>	<u>2</u>
Building Coverage	<u>15%</u>	<u>16%</u>

<u>SET BACKS ZONING REQ.</u>	<u>Present</u>	<u>Proposed</u>	
Frontage	<u>Y</u>	<u>Y</u>	Corner Lot
Y or N			
Front Yard	<u>12'6"</u>	<u>12'6"</u>	
Front Yard	<u>21'4" to dwelling</u>	<u>21'4" to dwelling</u>	
Side	<u>26</u>	<u>16'8" to deck</u>	
Side	<u>9'6"</u>	<u>9'6"</u>	
Rear	<u>57'3"</u>	<u>51'3"</u>	
Lot Size Area	<u>2691</u>	<u>2965</u>	

Prevailing Setbacks of Building within one Block 23 ft.

Present use residential proposed use residential

Has there been any previous appeal or application involving these premises?

Yes or No  No

If yes, when \_\_\_\_\_

and to whom \_\_\_\_\_

Nature of appeal or application \_\_\_\_\_

Disposition \_\_\_\_\_ Date \_\_\_\_\_

Application for Subdivision \_\_\_\_\_ site plan - conditional use approval \_\_\_\_\_

The relationship of the applicant to the property in questions is:

Owner  Tenant \_\_\_\_\_

Purchaser under Contract (submit copy) \_\_\_\_\_ Other \_\_\_\_\_

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

In the County of Atlantic State of New Jersey

and that I am the owner of all that certain lot, 153-21; Piece or parcel of land known as  
Block 153 Lot(s) 21 commonly known as 26 East Oakcrest Ave

which property is the subject of the applicant, and said application is hereby authorized by  
me.

Owner's Signature \_\_\_\_\_

Applicant's Attorney \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Engineer \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Architect Catherine Lorentz Phone # 609-463-0626

Address 14 Poplar St. Cape May Court House, NJ 08210

Applicant's Planner \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers  
submitted in connection with application is true.

Applicants Signature \_\_\_\_\_

Notice: The applicant is responsible to publish and serve notice of this application after receiving a  
hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

**CERTIFICATION OF OWNER**

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding **BLOCK** 153 **LOT(S)** 21  
Commonly known as 26 E Oakcrest Ave  
(address)

Have been drawn as accurately as possible to the best of my knowledge.

Owner's Name Ron Hutchison

Address 26 E Oakcrest Ave

City Northfield, NJ

Notary \_\_\_\_\_

Date \_\_\_\_\_

<b>DRAWING LIST:</b>
ARCHITECTURAL : CAPE MAY ARCHITECT
A0.0 SITE PLAN, MARKS, BUILDING DATA
A1.0 EXISTING FLOOR PLANS
A2.0 EXISTING ELEVATIONS
A3.0 PROPOSED FOUNDATION & PROPOSED FLOOR PLAN
A4.0 PROPOSED ELEVATIONS
A5.0 FRAMING PLAN, ROOF PLAN & ELECTRICAL PLAN



**ZONING MAP**  
NOT TO SCALE

**LOCATION KEY MAP**  
NOT TO SCALE

**BUILDING DATA**

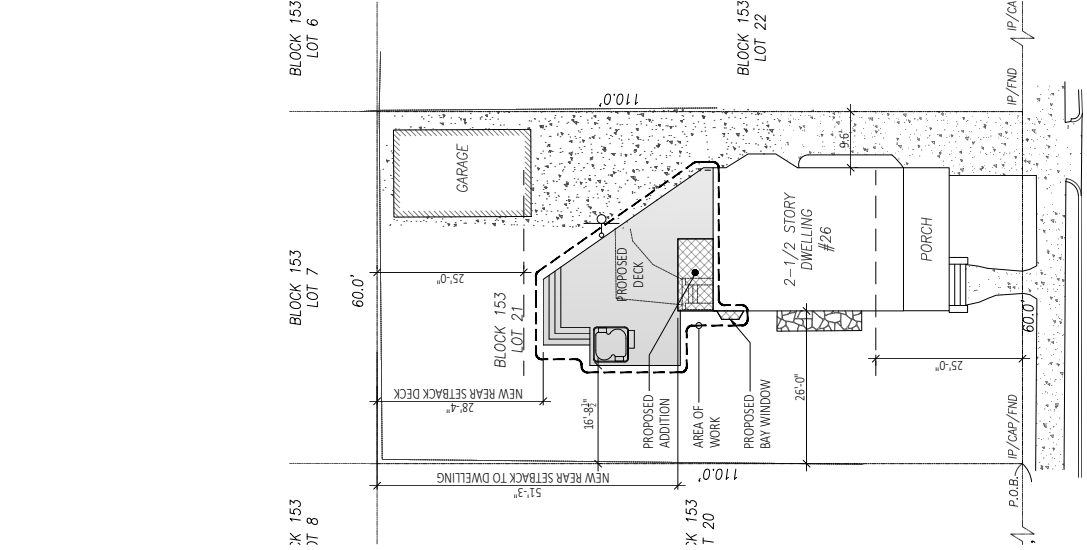
OWNER/APPLICANT	Hutchison Residence 26 E. Oakcrest Ave Northfield, New Jersey
PROPERTY LOCATION	26 E. Oakcrest Ave Northfield, New Jersey
PURPOSE OF APPLICATION	Interior renovations and rear dwelling addition as well as a rear deck
CONSTRUCTION TYPE	COMBUSTIBLE V-3
NI EDITION 2009	RESIDENTIAL BUILDING CODE
AREA OF STRUCTURE	-
TAX BLOCK #	53
TAX LOT #	21
BUILDING CLASSIFICATION	R-5
ZONING DISTRICT	R-5, Residential District

**BUILDING DATA**  
NOT TO SCALE

**ZONING DATA**

STANDARD	REQUIRED BY ORDINANCE	EXISTING CONDITION	PROPOSED CONDITION	COMMENTS
USE FOR R-5 ZONE	SINGLE FAMILY RESIDENCE	ONE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE	CONFORMING
LOT SIZE	7,500 SF	6,000 SF	NO CHANGE	EXISTING CONFORMING
FRONT SETBACK	25'	12.5' TO DECK 21.3' TO DWELLING	NO CHANGE	EXISTING CONFORMING
LOT WIDTH	70'	60'	NO CHANGE	NON-CONFORMING
LOT DEPTH	100'	110'	NO CHANGE	EXISTING CONFORMING
MINIMUM GROSS FLOOR AREA	1,250 SF	811 SF	885 SF	NON-CONFORMING
STORIES	2-1/2	2 STORIES	NO CHANGE	CONFORMING
REAR YARD	25'	57'-3"	51'-3"	CONFORMING
SIDE YARD (EACH)	25' total min 10'	26' & 96"	16'-0" TO DECK 16'-0" TO DWELLING (CHANGED)	EXISTING CONFORMING
BUILDING HEIGHT	30'	28'-0" FROM GRADE	NO CHANGE	CONFORMING
LOT COVERAGE	45% (2,970 SF)	40% (2,891 SF)	44% (2,965 SF)	CONFORMING
BUILDING COVERAGE	30% (1,860 SF)	15% (1,000 SF)	16% (1,885 SF)	NO CHANGE
OTHER:				

**ZONING CHART**  
NOT TO SCALE



**OAKCREST AVENUE**  
(50' R.O.W.)  
**PROPOSED SITE PLAN**  
SCALE: 1" = 20'

**CAPE MAY COUNTY ARCHITECT**

**C.A. Lorentz Architect**  
14 Poplar Street, NJ 08210  
Phone: (609) 483-9026  
calorentz@verizon.net

Collection License:  
NJ License Number: 21A10173420

Consultants:

**Renovations & Additions to  
Single Family Dwelling  
The Hutchison Residence**  
26 E Oakcrest Ave  
Northfield, New Jersey  
Block 153 Lot: 21

Issue:  
OWNERS REVIEW 07/16/22  
ISSUED FOR BID

Drawing Title:  
Drawing List, Zoning Map,  
Location Map  
Zoning Chart, Proposed Site  
Plan

Date: 07/16/22

Scale: AS NOTED

Drawing Number:  
**A0.0**

Sheet Number:



**C.A. Lorentz  
Architect**  
14 Poplar Street, NJ 08210  
Cape May, NJ  
Phone: (609) 463-9626  
calorentz@verizon.net

Collection: Lorentz  
NJ License Number: 21A10173420  
Consultants:

**The Hutchison Residence**  
Single Family Dwelling  
Renovations & Additions to  
26 Oakcrest Ave  
Northfield, New Jersey  
Block 153 Lot: 21

Issue:  
OWNERS REVIEW 07/16/22  
ISSUED FOR BID

Drawing Title:  
Existing Floor Plans

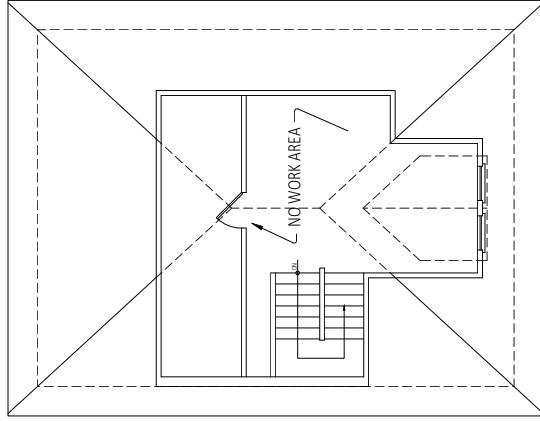
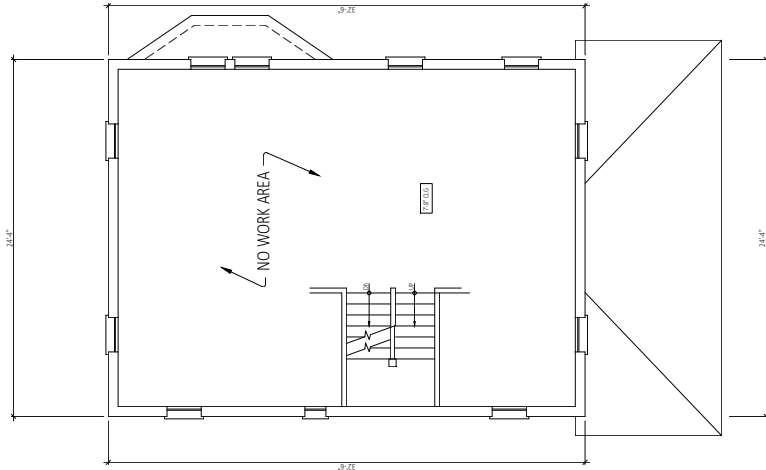
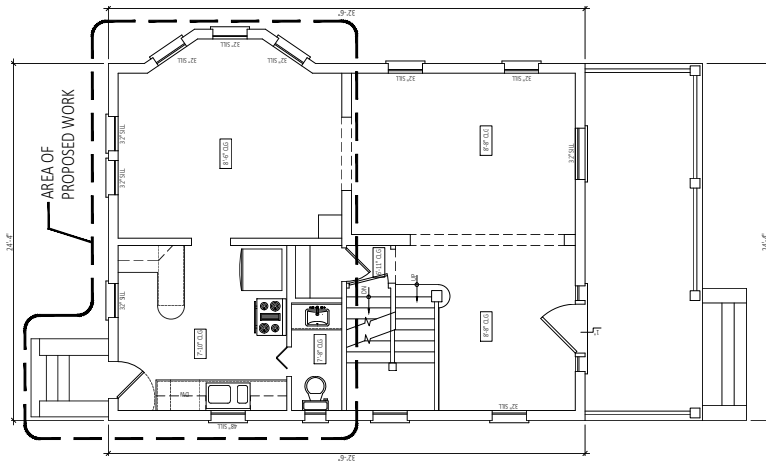
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Drawing Number:

**A1.0**

Sheet Number:







**C.A. Lorentz**  
**Architect**  
 14 Poplar Street, NJ 08210  
 Cape May, NJ 08204  
 Phone: (609) 463-9626  
 calorentz@verizon.net

Contractor: Lorentz  
 NJ License Number: 21A10173420  
 Consultants:

**Renovations & Additions to**  
**Single Family Dwelling**  
**The Hutchison Residence**  
 26 E Oakcrest Ave  
 Northfield, New Jersey  
 Block 153, Lot: 21

Issue:  
 OWNERS REVIEW 07/16/22  
 ISSUED FOR BID

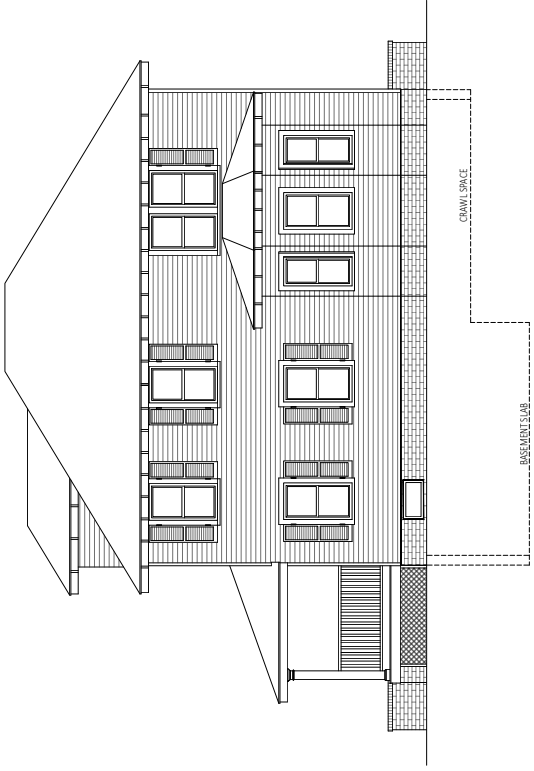
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 Existing Elevations

Date: 07/16/22

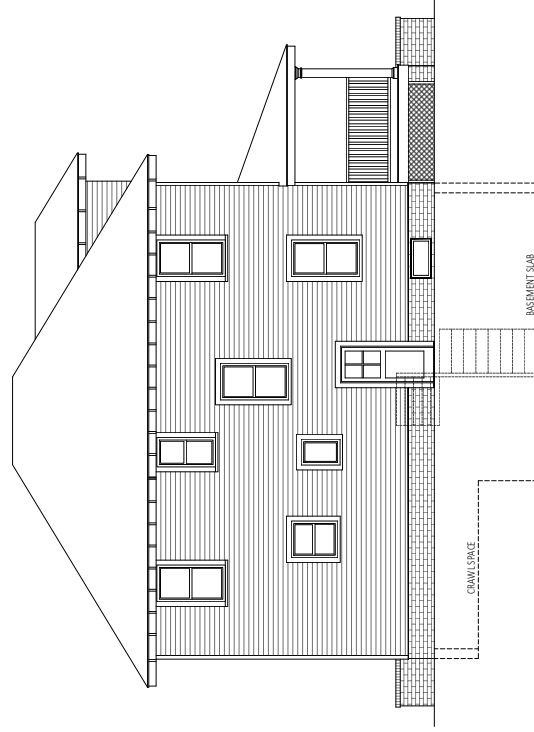
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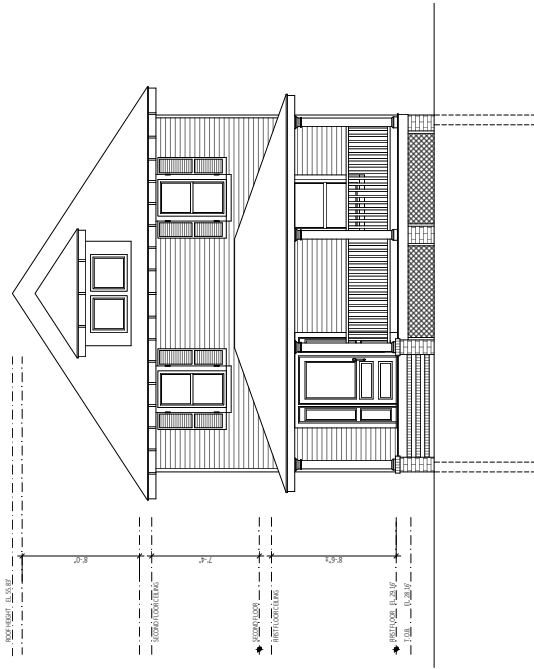
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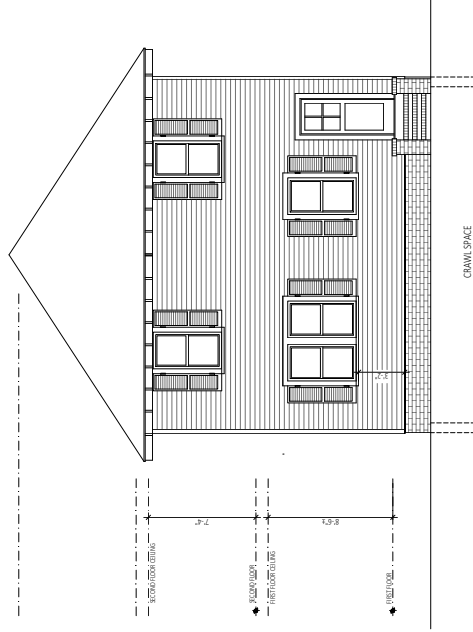
**EXISTING RIGHT ELEVATION**  
 SCALE: 3/4" = 1'-0"



**EXISTING LEFT ELEVATION**  
 SCALE: 3/4" = 1'-0"



**EXISTING FRONT ELEVATION**  
 SCALE: 3/4" = 1'-0"



**EXISTING REAR ELEVATION**  
 SCALE: 3/4" = 1'-0"



**C.A. Lorentz**  
Architect  
Cape May, NJ 08210  
Phone: 609-463-0626  
calorentz@verizon.net

Collection License  
NJ License Number: 21A10173420

Consultants:

Renovations & Additions to  
Single Family Dwelling  
26 E Oakcrest Ave  
Northfield, New Jersey  
Block 153, Lot: 21

Issue:  
OWNERS REVIEW 07/16/22  
ISSUED FOR BID

Drawing Title:  
PROPOSED FOUNDATION &  
FIRST FLOOR PLAN

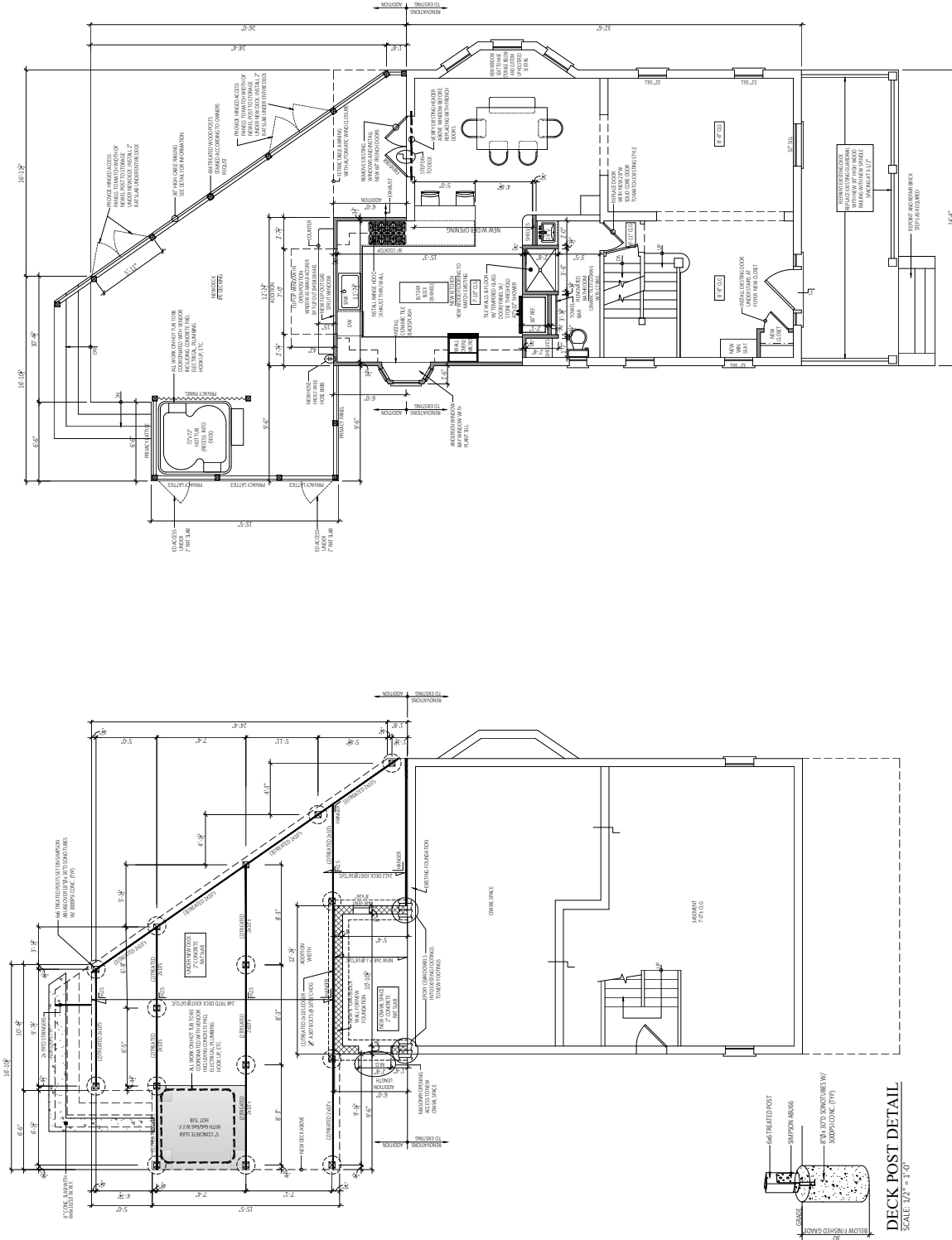
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Scale: AS NOTED

Drawing Number:

A3.0

Sheet Number:

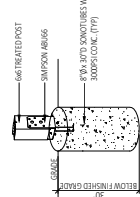


PROPOSED FIRST FLOOR  
SCALE: 3/4" = 1'-0"

WALL LEGEND  
NEW WOOD WALLS

PROPOSED FOUNDATION PLAN  
SCALE: 3/4" = 1'-0"

FOUNDATION WALL LEGEND  
8" CMU BLOCK WITH DUR-O-WALL  
EVERY OTHER COURSE



DECK POST DETAIL  
SCALE: 3/2" = 1'-0"



**C.A. Lorentz**  
**Architect**  
 4 Poplar Street, N.J. 08210  
 Cape May, NJ  
 Phone: (609) 463-0626  
 calorentz@verizon.net

Collecting License  
 NJ License Number: 21A01073420

Consultants:

**Renovations & Additions to  
 Single Family Dwelling  
 The Hutchison Residence**  
 26 E Oakcrest Ave  
 Northfield, New Jersey  
 Block 153, Lot: 21

Issue:  
**OWNERS REVIEW 07/16/22**  
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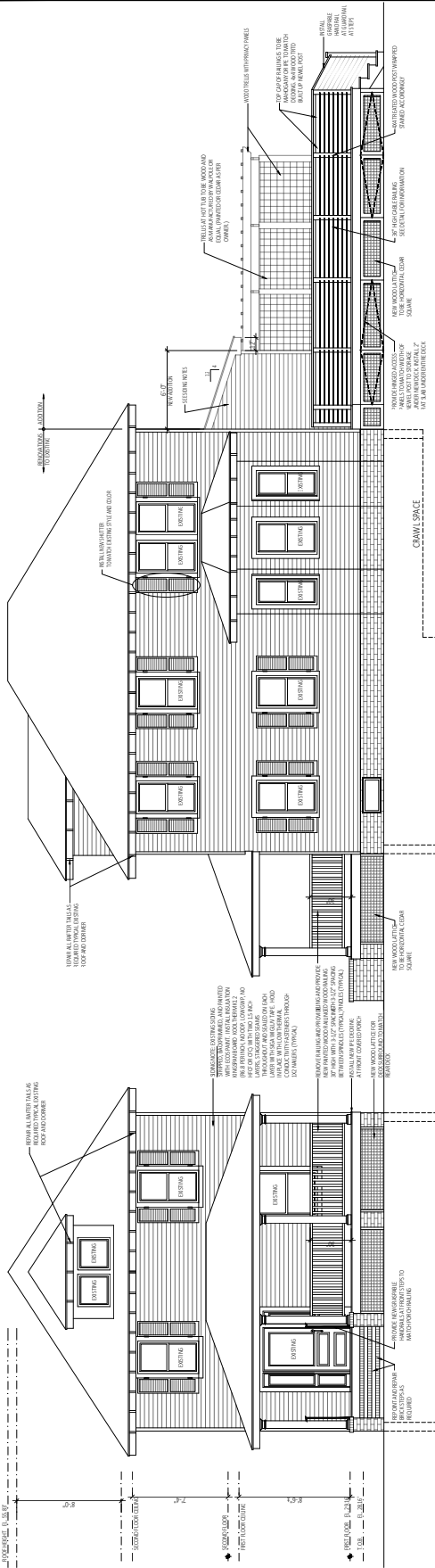
Drawing Title:  
**Proposed Elevations**

Date: 07/16/22

Scale: AS NOTED

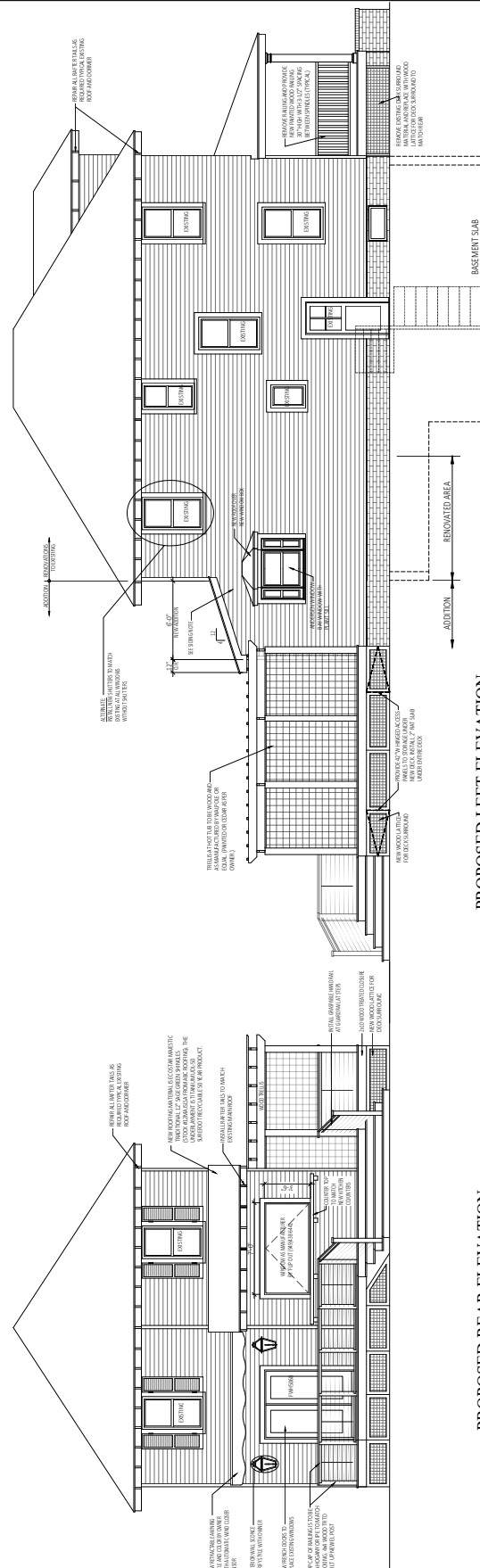
Drawing Number:  
**A4.0**

Sheet Number:



**PROPOSED RIGHT ELEVATION**  
 SCALE: 3/4" = 1'-0"

**PROPOSED FRONT ELEVATION**  
 SCALE: 3/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
 SCALE: 3/4" = 1'-0"

**PROPOSED REAR ELEVATION**  
 SCALE: 3/4" = 1'-0"





Hutchison- 26 E Oakcrest Avenue

Northfield Planning Board

TAKE NOTICE that on the 2nd day of March, 2023 at 7:00P.M., a hearing will be held before the Northfield Planning Board at the Municipal Building, 1600 Shore Road, Northfield, NJ on the application for the undersigned to request a Hardship Variance or any other variances or relief required so as to permit Ronald and Melissa Hutchison to add a one story addition of approximately 72 square feet to the rear of the house and attached deck on the premises located at 26 E Oakcrest Ave and designated as Block 153 Lot 21 on the Northfield City Tax Map. The application and related documents are on file in the City of Northfield Tax Office, 1600 Shore Road, Northfield, New Jersey and are available for inspection during normal business hours, Monday to Friday, 9:00 a.m. to 4:00 p.m. and on the city website. The zoom link for the meeting is <https://us02web.zoom.us/j/83198911085?pwd=VOZDTGRxSm53YWZLNjJqM2JqN2RLZz09> Meeting ID: 831 9891 1085 Passcode: 241845.