

DORAN

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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: June 22, 2022

RE: David B. Gatto
Doran # 9709

LOCATION: 37 Fairway Avenue
Block: 145 Lot: 3

STATUS: "C" Variance Request for Side Yard Setback.

BASIS FOR REVIEW: Plan prepared by Homeowner
Plot Plan- undated
Floor Plan- undated
Application- undated
Zoning Permit Application- undated
Property Survey by Clancy & Associates, dated 5-18-22

USE: Single Family

ZONING REQUIREMENTS: This property is located in the R-2 Zone, which allows primarily for Residential Uses. The following is a review of the bulk requirements for the proposed project:

Item	Required	Existing	Conformity
LOT AREA	7,500 SF	11,250 SF	C
LOT WIDTH	70'	75'	C
SETBACKS:			
FRONT	25'	26.3'	C
SIDE	10'	5.1' (existing) 6'(proposed)	DNC
SIDE	15'	44'	C
REAR	25'	57'	C
HEIGHT	2 ½ sty (30')	2sty	C
Min. Gross Floor Area:			
ONE STORY	1,100 SF	-	-
TWO STORY	1,250 SF	>1,250 SF	C
BLDG COVERAGE	30%	23%	C
TOTAL COVERAGE	45%	33%	C
Accessory Shed: *			
SIDE	10'	0.9'	DNC
REAR	5'	1.2'	DNC
HEIGHT	12'	unknown	-

M/C- Must Comply at time of building permit request.

*There presently exists three (3) accessory structures onsite. The garage is 750 SF in size, which is in excess of the 500 SF permitted.

Project Description: The applicant has requested “C” Variance relief for a side yard setback, in order to remove an existing kitchen and install a new larger kitchen, which encroaches into the side yard setback.

Review Comments:

1. The plan provided by the applicant shows a new kitchen area to be constructed at the rear of the existing dwelling, where a 10’ side yard setback is required, the existing house has a 5.1’ setback, and the new kitchen is proposed at 6’, which requires “C” Variance relief.
2. Since it is determined that “C” Variance relief is needed for the project, the applicant should supply testimony, as outlined in the following criteria, as appropriate.
 - a. By reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or structures lawfully existing thereon, the strict application of the zoning regulations would result in the peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the development of the property. This is known as the C (1) Criteria.
 - b. Where the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. This is known as the “C” (2) Variance.

It should be noted:

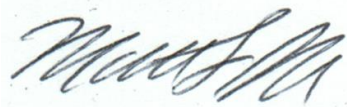
No variance may be granted without showing that such variance can be granted without substantial detriment to the public good and will not substantially impaired the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

3. The site presently contains curbs and sidewalks as required. Any changes to the existing curbs, sidewalks, or driveway, will require a Road Opening permit for the city.
4. A review of the site shows that there are two (2) trees in the front yard, as required. No additional trees are required.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,



Matthew F. Doran, P.E., P.P., P.L.S., C.M.E.
Board Engineer