

DORAN

ENGINEERING, PA

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MEMO TO: Northfield Planning Board /Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: May 9, 2022

RE: Robert H. Hemberger
Doran # 9707

LOCATION: 27 Roosevelt Avenue
Block: 125 Lot: 9.02

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plans Prepared By: Homeowner, building view, undated
Survey by Thomas Darcy, PLS, dated 5/4/99
Plot Plan, Completed Work, by Robert Booye, AIA, dated 3/25/05
New Plot Plan, by Homeowner, undated

USE: Single Family Proposed Front Porch

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	PROPOSED	CONFORMITY
LOT AREA	7,500 SF	9,194 SF	C
LOT WIDTH	70'	70.32'	C
Setbacks:			
FRONT	25'	25.7'(existing) 15' (proposed)	DNC
SIDE	10'	6' (existing)	ENC
SIDE	15'	16.5' (proposed)'	C
REAR	25'	59.3' (existing)	C
HEIGHT	2 ½ STY (30')	1 ½ STY	C
Min Gross Floor Area:			
ONE STORY	1100 SF		-
TWO STORY	1250 SF	>1250	C
BLDG. COVERAGE	30%	26%	C
TOTAL COVERAGE	45%	30%	C
Accessory Structure:			
SIDE	10'	1.5'	ENC
REAR (Alley)	5'	3.3'	ENC

ENC-Existing Non-Conformity

DNC-Does Not Comply- Variance Needed

PROJECT DESCRIPTION: This is an application for "C" Variance relief for a front yard setback in order to construct a covered porch along the front of the home.

The existing front setback is 25.7', the proposed setback is 15'. A variance is required.

REVIEW COMMENTS:

1. The applicant will require a "C" (2) Variance for a front yard setback, where 25' is required and 15' is proposed.
2. The Municipal Land Use Law generally authorizes the Board to grant C (2) Variances "where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, and that the granting of the variances will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance."
3. The applicant should further address the Negative Criteria where no variances or other relief may be granted under the terms of this section without showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.
4. The plan shows curb and sidewalks along the front of the property as required.
5. The Board should discuss the need for additional street trees at 30' on center along the front of the property. The plan shows one (1) large tree.
6. The ordinance requires two (2) onsite spaces. The plan shoes one (1) space in the garage and one (1) space in front of the garage.

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.
Engineer

27 Roosevelt

Write a description for your map.

Legend



27 Roosevelt Ave

Google Earth

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7.50 ft

