

DORAN

ENGINEERING, PA

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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: June 19, 2024

RE: Jessica Joseph
Doran #9734

LOCATION: 55 West Yorkshire Avenue
Block: 85; Lot: 4

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plans prepared by Paul Wolfer, AIA
Sheet 1 of 8, dated 5-20-24
Sheet 2 of 8, dated 5-20-24
Sheet 3 of 8, dated 5-20-24
Sheet 4 of 8, dated 5-20-24
Sheet 5 of 8, dated 5-20-24
Sheet 6 of 8, dated 5-20-24
Sheet 7 of 8, dated 5-20-24
Sheet 8 of 8, dated 5-20-24

Property Survey by Paul M. Koelling, dated 2-2-24
Application Form, undated

USE: Single-family, proposed 2-story rear addition, new deck.

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

Item	Required	Existing	Proposed	Conformity
LOT AREA	7,500 SF	8,570 SF	8,570 SF	C
LOT WIDTH	70'	79.69'	79.69'	C
SETBACKS:				
FRONT (Yorkshire Avenue)	25'	31'	31' (27' porch)	C
SIDE	10'	7.9'	7.9' (new 2 nd floor)	DNC
BOTH SIDES	25'	29.6'	29.6'	C
REAR (House)	25'	53'	37'	C
HEIGHT	2 ½ STY/30'	2-STY	2-STY	C

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Item	Required	Existing	Proposed	Conformity
MIN.GROSS FLOOR AREA				
ONE STORY	1,100 SF	-	-	-
TWO STORY	1,250 SF	>1,250 SF	>1,250 SF	C
BLDG. COVERAGE	30%	15%	23%	C
TOTAL COVERAGE	45%	25%	32%	C
Accessory Structure >144 SF				
SIDE	10'	24'	24'	C
Rear	5'	4.3'	4.3'	ENC

PROJECT DESCRIPTION:

The applicant has applied for “C” Variance relief in order to construct a second floor addition at their existing house on Yorkshire Avenue.

Review Comments:

1. The applicant has requested “C” Variance relief for a side yard setback, where 10’ is required, and 7.9’ is proposed.
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 the 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) Variance.

- 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 impair 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.

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4. The ordinance requires two (2) shade trees across the front of the property. The trees should be planted, or a waiver granted by the Board. There appears to be one large shade tree on the property. The applicant should discuss this with the Board.

5. The plan shows one (1) onsite parking space. The ordinance requires two (2) spaces onsite. One (1) additional space should be supplied, or a waiver requested from the Board.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew F. Doran', written in a cursive style.

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