



March 14, 2024

Haddon Heights Borough
625 Station Avenue
Haddon Heights, New Jersey 08035

Attn: Suzanne Ritter, Planning Board Secretary

Re: Bulk Variance Review
Sean Michael Carney
612 W. High Street
Block 50, Lot 6
Haddon Heights, N.J. 08035
Bach Project No. HHPB2024-5

Dear Chairman and Members of the Planning Board:

Our office has received the following items submitted for the referenced project:

- Borough of Haddon Heights Planning Board Application, dated February 7, 2024.
- Borough of Haddon Heights Application for Zoning/Land Use.
- Borough of Haddon Heights Planning Board Application for Bulk Variance
- Architectural Plans (6 sheets), no title block.
- Plan entitled "Renovations to the Carney Residence 612 West High Street, Haddon Heights, NJ", prepared by Thomas B. Wagner, no date shown (2 sheets).
- Survey entitled "Map Showing Survey Situate in Borough of Haddon Heights, County of Camden, N.J." prepared by Kelly Survey, dated 6-13-22, no revision.
- Photographs of the property.

GENERAL INFORMATION:

Applicant/Owner: Sean Michael Carney
612 W. High Street
Haddon Heights, N.J. 08035
609-425-8806

PROJECT SUMMARY:

This application is for the construction of a second story addition to an existing two (2) story dwelling at a property on the southeasterly side of West High Street between 7th Avenue and West Atlantic Avenue. The property is a 5,590 sf parcel and contains an existing two-story residential dwelling, deck, concrete driveway, paver walkway and patio, frame shed and miscellaneous site improvements. The application will require variances as listed below.

ZONING ORDINANCE REQUIREMENTS:

The property is located in the R-3 Residential Zone.

The following sets forth the bulk standards for this Zone:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Complies</u>
Minimum Lot Area (SF)	8,700	5,590*	5,590*	No
Minimum Lot Width (Ft)	50	43*	43*	No
Max Lot Coverage (%)	30	42.35*	40.05*	No
Minimum Setbacks (Ft)				
Front	30	26.85*	26.85*	No
Side	8	7.11*	7.11**	No
Side Aggregate	20	11.86*	11.86**	No
Rear	40	±45	±45	Yes
Maximum Bldg Ht. (Ft)	35	<35	<35	Yes
Outbuilding Side Yard Setback (Ft)	5	0.60*	0.60*	No
Outbuilding Rear Yard Setback (Ft)	5	0.91*	0.91*	No
Outbuilding Height (Ft)	9	<9	<9	Yes

* Indicates Existing Non-Conformance
 ** Indicates Variance Required

VARIANCES:

1. Lot Size – 450-36.A. The applicant has provided a lot area of 5,590 square feet where the minimum lot area permitted is 8,700 square feet. *It shall be noted that this is an existing non-conformance.*
2. Lot Coverage- §450-36.B. The applicant is proposing a lot coverage of 40.05% where the maximum permitted lot coverage is 30%. *It shall be noted that the applicant has indicated that he will be removing his existing patio and therefore there will be a reduction from the existing impervious coverage of 42.35%.*
3. Front Yard Setback- §450-36.C. The applicant has provided a front yard setback of 26.85 feet where the minimum front yard setback permitted is 30 feet. *It shall be noted that “The front setback shall be not less than those setbacks established by the buildings on either side of the lot in question, whichever of those is the greater, and in any event shall not be less than 30 feet”. As our office has not been provided with the front yard setbacks of the adjacent properties, we have therefore held the front yard setback of 30 feet for review purposes. It shall be noted that this is an existing non-conformance.*
4. Side Yard Setback- §450-36.D. The applicant is proposing a side yard setback of 7.11 feet where the minimum side yard setback permitted is 8 feet. *It shall be noted that this is an expansion of an existing non-conformance. **A variance is required.***
5. Aggregate Side Yard Setback- §450-36.D. The applicant is proposing an aggregate side yard setback of 11.86 feet where the minimum aggregate side yard setback permitted is 20 feet. *It shall be noted that this is an expansion of an existing non-conformance. **A variance is required.***
6. Outbuilding Side Yard Setback- §450-36.F. The applicant is providing a side yard setback to an existing shed of 0.6 feet where the required side yard setback for an outbuilding is Five (5) feet. *It shall be noted that this is an existing non-conformance.*
7. Outbuilding Rear Yard Setback- §450-36.F. The applicant is providing a rear yard setback to an existing shed of 0.91 feet where the required rear yard setback for an outbuilding is Five (5) feet. *It shall be noted that this is an existing non-conformance.*
8. The required variances are considered C bulk variances. The applicant must provide testimony to justify the requested variances.
 - a. For a C(1) variance, the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property, or the structures lawfully existing upon the property.

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- b. For a C(2) variance the applicant must show that the proposed variance advances the purposes of municipal land use law and that the benefits of the deviation would substantially outweigh any detriments. The applicant should address whether the proposed variance will substantially impair the intent of the Master Plan or zoning plan and whether there are any potential impacts to the public good.

REVIEW COMMENT(S):

1. The proposed improvements do not result in more than 500 sf of land disturbance and therefore a Grading Plan will not be required.
2. Any proposed downspouts shall be directed away from adjacent side yard properties so as to not negatively impact these properties with stormwater from the proposed roof.

Should there be any questions or if additional information is required, please contact the undersigned at (856) 546-8611.

Very truly yours,
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME
President

Cc: Alena Hyatt, Esq., Board Solicitor
Dave Taraschi, Zoning Code Enforcement Officer
Sean Michael Carney, Owner/Applicant

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