



March 18, 2024

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

Attn: Suzanne Ritter, Planning Board Secretary

Re: Bulk Variance Review  
Casey & Daniel Huse  
1728 Sycamore Street  
Block 94, Lot 3  
Haddon Heights, N.J. 08035  
Bach Project No. HHPB2024-4

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 January 31, 2024.
- Borough of Haddon Heights Application for Zoning/Land Use.
- Borough of Haddon Heights Planning Board Application for Bulk Variance
- Architectural renderings and plans entitled "Huse Addition & Renovation" prepared by Sloan Springer Architect, dated 11-09-23, no revision (5 sheets).
- Survey entitled "Survey of Premises, 1728 Sycamore Street, Situated in Borough of Haddon Heights, County of Camden, New Jersey" prepared by Ewing Associates, dated 8-23-23, no revision.

**GENERAL INFORMATION:**

Applicant/Owner: Casey & Daniel Huse  
1728 Sycamore Street  
Haddon Heights, N.J. 08035  
267-546-7940

**PROJECT SUMMARY:**

This application is for the construction of a two-story addition and new deck to an existing 1½ story dwelling at a property on the southerly side of Sycamore Street between Haverford Avenue and Glenview Avenue. The property is a 6,250 sf parcel and contains an existing 1½ story residential dwelling, concrete driveway, and miscellaneous site improvements. The application will require variances as listed below.

**ZONING ORDINANCE REQUIREMENTS:**

The property is located in the R-5 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)	6,250	6,250	6,250	Yes
Minimum Lot Width (Ft)	50	50	50	Yes
Max Lot Coverage (%)	30	27	29	Yes
Minimum Setbacks (Ft)				
Front	25	29.81	29.81	Yes
Side	8	6.07*	<b>6.07**</b>	<b>No</b>
Side Aggregate	20	18.12*	<b>18.12**</b>	<b>No</b>
Rear	30	±60	>30	Yes
Maximum Bldg Ht. (Ft)	35	<35	<35	Yes

\* Indicates Existing Non-Conformance

\*\* Indicates Variance Required

**VARIANCES:**

- Side Yard Setback- §450-40.D. The applicant is proposing a side yard setback of 6.07 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.***
- Aggregate Side Yard Setback- §450-40.D. The applicant is proposing an aggregate side yard setback of 18.12 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.***
- The required variances are considered C bulk variances. The applicant must provide testimony to justify the requested variances.

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- 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.
- 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. As the applicant will be disturbing less than 500 square feet, no Grading Plan will be required for review per §250-1.
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: Michael W. Herbert, Esq. Board Solicitor  
Alena Hyatt, Esq., Board Solicitor  
Dave Taraschi, Zoning Code Enforcement Officer  
Casey & Daniel Huse, Owner/Applicant

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