



BOSSONG RESIDENCE
411 SECOND AVENUE
BULK VARIANCE & GRADING PLAN APPLICATION
PROJECT NARRATIVE

The site is comprised of a 50' x 200', 10,000 square foot (undersized lot) designated as lot 15 in block 16 on plate 2 of the tax map. The existing single family home is a permitted use in the R-2 zone. The proposed project includes closing in the existing screened porch, a small addition to expand the kitchen and add an elevator with a second story bedroom above. In addition to the building addition a deck with handicapped access ramp and a 2 car detached garage are also proposed.

To mitigate the potential impact of increased runoff from the new impervious surfaces, rain barrels are proposed. To ensure no negative impact to the downhill adjoin property owner and asphalt curb will channel rainwater from the driveway to Second Avenue.

Variations are required for the expansion of a non-conforming structure.

1. Minimum side yard setback where 10' is required and 6.9' is existing.
2. Aggregate side yard setback where 25 is required and 18.1' is proposed
3. Maximum building coverage where 30% is required and 40.44% is proposed.

The current homeowner, Charron Bossong, has health issues that cause her to use a walker presently and will progress until a wheelchair is necessary. The proposed project will allow her to access the home via the new ramp and deck and access the second floor via the new elevator.

Justification for the required side yard variations are hardship due to exceptional narrowness of the existing lot. 50' is existing where 60' is required.

For the building coverage, hardship due to the undersized lot area where 12,000 square feet is required and 10,000 square feet is existing.

A list of waivers from the land development checklist are as follows:

- Key map
- Subdivision boundary line
- Site features within 200' of boundary
- Location of utilities
- Adopted master plan proposals
- Proposed buffer and landscape
- Delineation of wetlands and wetland buffers
- Marshes, ponds and land subject to flooding
- Names of adjacent property owners
- Existing and proposed monuments concerning minor subdivisions
- Road right-of-way dedication and improvements
- Sight triangle easements
- Deed descriptions

Many items on the checklist are not applicable and marked as such thereon.

irving design group, llc



No outside agency approvals are required.

The proposed building and improvements (3,611 sf) will not result in more than 5000 sq ft of disturbance therefore Soil Conservation district approval is not required.



FRONT VIEW FROM SECOND AVENUE



RIGHT SIDE – DRIVEWAY

irving design group, llc

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IDG PROJECT #: BOSS-24-001
411 SECOND AVE., HADDON HEIGHTS



REAR VIEW WHERE GARAGE, ADDITION, DECK AND RAMP ARE PROPOSED