



April 12, 2024

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

Attn: Suzanne Ritter, Planning Board Secretary

Re: Bulk Variance Review
William H. & Veronica Kenney
1944 South Park Avenue
Block 141, Lot 1
Haddon Heights, N.J. 08035
Bach Project No. HHPB2024-9

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 March 20, 2024.
- Borough of Haddon Heights Application for Zoning/Land Use.
- Borough of Haddon Heights Planning Board Application for Bulk Variance
- Rendering of proposed shed.
- Survey entitled "Survey of Premises No. 1944 So. Park Ave. Boro. Haddon Hts. Camden Co. New Jersey" prepared by Walter A. Macnamara Assoc., Inc., dated 4-13-1985, no revision.

GENERAL INFORMATION:

Applicant/Owner: William H. & Veronica Kenney
1944 South Park Avenue
Haddon Heights, N.J. 08035
856-296-4223

Bulk Variance Review
 William H. & Veronica Kenney
 1944 South Park Avenue
 Block 141, Lot 1
 Haddon Heights, N.J. 08035
 Bach Project No. HHPB2024-9
 April 12, 2024
 Page 2 of 4

PROJECT SUMMARY:

This application is for the installation of a 10' x 14' (140 sf) shed at a property on the southeasterly corner of South Park Avenue and Wynnefield Avenue. The property is a 6,250 sf parcel and contains an existing 1½ story residential dwelling, concrete driveway, 8' x 10' shed and miscellaneous site improvements. The applicant is proposing the removal of the existing shed and the installation of the new 140 sf shed. 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	42*	42*	No
Minimum Setbacks (Ft)				
Front (South Park)	25	20.06*	20.06*	No
Front (Wynnefield)	25	15.62*	15.62*	No
Side	8	5.16*	5.16*	No
Rear	20	>20	>20	Yes
Maximum Bldg Ht. (Ft)	35	<35	<35	Yes
Outbuilding Side Yard Setback (Ft)	5	3.96*	3**	No
Outbuilding Rear Yard Setback (Ft)	5	±1*	1**	No
Shed Area (SF)	120	±80	120	Yes
Shed Height (Ft)	9	<9	<9	Yes

* Indicates Existing Non-Conformance
 ** Indicates Variance Required

VARIANCES:

1. Lot Coverage- §450-40.B. The applicant is proposing a lot coverage of 42% where the maximum permitted lot coverage is 30%. *It shall be noted that this is an existing non-conformance.*
2. Front Yard Setback (South Park Avenue) - §450-40.C. The applicant has provided a front yard setback of 20.06 feet where the minimum front yard setback permitted is 25 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 25 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 25 feet for review purposes. It shall be noted that this is an existing non-conformance.*
3. Front Yard Setback (Wynnefield Avenue) - §450-40.C. The applicant has provided a front yard setback of 15.62 feet where the minimum front yard setback permitted is 25 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 25 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 25 feet for review purposes. It shall be noted that this is an existing non-conformance.*
4. Side Yard Setback- §450-40.D. The applicant is providing a side yard setback of 5.16 feet where the minimum side yard setback permitted is 8 feet. *It shall be noted that this is an existing non-conformance.*
5. Outbuilding Side Yard Setback- §450-40.F. The applicant is proposing a side yard setback of three (3) feet where the required side yard setback for an outbuilding is five (5) feet. *It shall be noted that the existing shed to be removed is 3.96 feet from the side property line. **A variance is required.***
6. Outbuilding Rear Yard Setback- §450-40.F. The applicant is proposing a rear yard setback of ±1 feet where the required rear yard setback for an outbuilding is five (5) feet. *It shall be noted that the existing shed to be removed is approximately one (1) foot from the rear property line. **A variance is required.***
7. The required variances are considered C bulk variances. The applicant must provide testimony to justify the requested variances.

Bulk Variance Review
William H. & Veronica Kenney
1944 South Park Avenue
Block 141, Lot 1
Haddon Heights, N.J. 08035
Bach Project No. HHPB2024-9
April 12, 2024
Page 4 of 4

- 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. The applicant shall confirm the height of the proposed shed.
2. The proposed improvements do not result in more than 500 sf of land disturbance and therefore a Grading Plan will not be required.

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
William H. & Veronic Kenney, Owner/Applicant

\\Megabach2\Project\HHPB-Haddon Heights Planning Board\2024\9 Kenney Bulk Variance\I-HHPB2024-9 Kenney Bulk Variance Review.doc