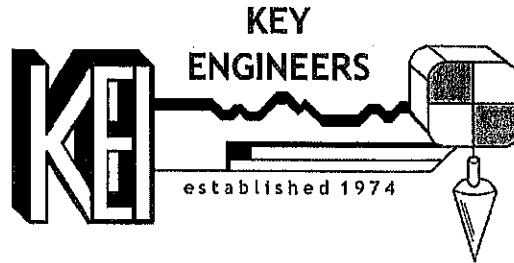


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January 15, 2021

Township of Waterford Planning Board
2131 Auburn Avenue
Atco, New Jersey 08004

ATTN: Ms. Debbie Simone, Land Use Administrator

RE: APPLICATION FOR BULK VARIANCE FOR HOME ADDITION

Applicant: Peter Scardilli Zoning District: R1
639 Fifth Street
Block 2706, Lot 2
Waterford Township, Camden County, New Jersey
(KEI#41-17WT0121)

Dear Ms. Simone and Planning Board Members,

We are in receipt of a bulk variance application for the construction of a one-story, 15' x 20' (300 s.f.) addition to an existing single family home at 639 Fifth Street. The structure is proposed to be constructed adjacent to the applicant's home located at 346 Front Street in the Atco section of the Township.

We are in receipt of the following in support to the application:

1. Township Variance Application package and Checklist satisfactorily completed by the applicant.
2. Project narrative and written variance request prepared by the applicant.
3. Color site photographs from the applicant with simulations of the property line and marked-out footprint of proposed addition.
4. Aerial photograph with simulated property line and proposed addition shown.

5. Current survey prepared by JTS Engineers and Land Surveyors dated November 2, 2020 with footprint of proposed addition shown
6. Enlarged detail of proposed addition in relation to existing home.

I. DEVELOPMENT PROPOSAL, INSPECTION AND VARIANCE DISCUSSION

1. The subject property is 1.4 acres in size and the existing two-story home on the property was built in 1868, according to municipal tax records. The property also contains an above ground pool, a 12' x 16' shed, a 10' x 12' shed and a 7' x 7' plastic shed. The property is located in the R-1 Zoning District and it is a corner lot situated at the southwest corner of Ellwood Avenue and Fifth Street. The home fronts Fifth Street and has a paved loop driveway that connects to Ellwood Avenue. A site inspection was performed in the presence of the applicant on January 15, 2021. The area proposed for the addition was inspected in detail.

The applicant proposes to construct a 300 s.f. first floor, one-story addition on the north side of his existing home. The addition will provide a master bedroom and bath, according to the narrative and renderings provided by the applicant. The narrative indicates that it will be constructed with an exterior door as well as interior door opening into the existing home. The property is served by public sewer, so the addition of a bedroom does not require Health Department approval for expansion or modifications to a septic system since none exists.

The addition is proposed to be constructed 16' from the northerly property line where a minimum of 20' is required. The north wall (right side) of the home is currently located 31.3' from the property line in the area where the addition is proposed. **A variance from Chapter 176-122 C. (2) (b) [2] is required and has been requested by the applicant. The applicant has correctly requested the variance as a hardship variance under the NJSA 40:55D-70 c. (1).**

The apparent, most practical location for this addition has been selected by the applicant. This statement takes into consideration the layout of the existing home interior, the fixed location of the home, the location of the basement entrance and the permanent improvements behind the home. A hardship exists, in my professional opinion.

2. The site inspection confirmed that the existing wooden shed located closest to the proposed addition is setback approximately 16' to the northerly property line. It is the applicant's stated intent to match the alignment of the northerly wall of the shed with the northerly wall of the proposed addition, thus providing a condition that is aesthetically consistent with the setback of the shed.

We note that the applicant states in his narrative that the addition will be located 6.5' +/- from the easterly endwall of the existing shed. Field inspection confirmed this condition. This will require a variance from Chapter 176-118 D. (11) which stipulates that a minimum separation distance of 10' between a home and an accessory structure is required. We note that the shed is of substantial construction and has a concrete floor and perimeter apron and thus cannot be easily relocated to a conforming location. As such, the applicant can argue that a hardship exists for this condition.

All other R-1 Zoning District and accessory structure regulations would be satisfied if this application if it were to be approved.

3. The area between the proposed addition and the northerly property line on the applicant's property is currently maintained in a natural condition with native groundcover, shrub growth and trees. The area north of the property line property on adjoining Lot 1 is maintained similarly for a distance of about 15'. It also appears that the owner of Lot 1 is in the process of constructing a fence about 15' from the property line shared with the applicant. This vegetation would provide additional screening for the proposed addition.

II. SITE TOPOGRAPHY AND GRADING COMMENTS

1. The side yard area in which the addition will be constructed slopes from east to west toward the end wall of the previously mentioned shed. The applicant, in our field meeting, stated that he is aware of this condition and intends to grade a swale to direct runoff to his existing paved driveway or install a subsurface drain. The USDA Web Soil Survey mappings indicate that this area is characterized by sandy soils known as Aura sandy loam. Aura soils also have a water table greater than 80" and are characterized as well-drained with a low potential for runoff. A subsurface drain is a viable option with those soils.

Gutters and roof drain collectors should be installed on the addition and all roof runoff must be directed and retained on the applicant's property. The property is 1.4 acres in size so this can be achieved without issue.

Because the property is greater than 1 acre in size, a formal grading plan is not specifically required by the Code. We still recommend the collection and management of runoff from the addition with a gutter system. No increase in surface runoff from the dwelling or the proposed driveway can be permitted to be directed onto adjacent properties.

The review of this application may be subject to review and additional comments from:

1. The Waterford Township Municipal Engineer
2. The Waterford Township Water and Sewer Utility
3. The Waterford Township Construction Official

If you have any questions or comments in this regard, please do not hesitate to contact me at this office (Ext. 20 or via email at: rsmith@keyengineers.com).

Very Truly Yours,



Robert Scott Smith P.L.S., P.P.
Planning Board Planner

RSS/rss:ke

cc: Mr. Stephen Boraske, Esq., Planning Board Solicitor
Mr. Peter Scardilli via email: pbnjatco12@yahoo.com
Board Members

projects/41/17/docs/PB Variance App Ltr 1-15-2021

Bill Ackley
Zoning Official

WaterfordZoning@waterfordtwp.org



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Peter & Jeanne Scardilli
639 Fifth Street
Atco, NJ 08004

October 30, 2020

RE: Zoning Application 20 – 114, 639 Fifth Street, Block 2706, Lot: 2

Dear Peter & Jeanne Scardilli,

The referenced zoning application for a 15 ft. x 20 ft. addition cannot be approved because the side yard setback of 16 ft. is insufficient. The property is located in the R1 District and the bulk requirements set forth for the R1 District, <https://ecode360.com/29327368>, are :

Minimum setback requirements.

[1]

Front yard: 40 feet.

[2]

Side yard: 20 feet.

[3]

Rear yard: 30 feet.

Accordingly, the side yard setback must be 20 ft.

A C – Variance (Bulk Variance) would be required to be obtained from the Planning Board for relief from the setback requirement.

Please contact Debbie Simone, Planning Board Administrator, at Planning@Waterfordtwp.org for application information.

Sincerely,

William Ackley
Waterford Township Zoning Official

Cc: Planning and Zoning Board
Construction Office