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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: December 22, 2023

RE: Alisa Elkis
Doran #9728

LOCATION: Block: 175, Lot: 37.01
9 Argo Lane

STATUS: "C" Variance Request

BASIS FOR REVIEW: Plans Prepared by Peter C. Weiss, Architect
Sheet 1 of 1 dated, 10-10-23

Certification of Paid Taxes, dated 12-01-23
Property owners list within 200' of the site, dated 10-18-23

USE: Reconstruct Dwelling

ZONING REQUIREMENTS: This property is located in the R-1 zone, which allows primarily for Residential uses. The following is a review of the bulk requirements for the proposed project:

ITEM	REQUIRED	PROPOSED	CONFORMITY
LOT AREA	10,000 SF	10,391 SF	C
LOT WIDTH	100'	100'	C
SETBACKS:			
FRONT	25'	25.10'	C
SIDE	10'	10.4'	C
BOTH SIDE	15'	50.4'	C
REAR	25'	8'	DNC
HEIGHT	2 ½ STY/30'	-	C
MIN. GROSS FLOOR AREA:			
ONE STORY	1,200 SF	-	C
TWO STORY	1,350 SF	-	
BLDG. COVERAGE	25%	22%	C
TOTAL COVERAGE	40%	33%	C
ACCESSORY STRUCTURE:			
SIDE	10'	15.7'	C
REAR	10'	11'	C
SIZE	500 SF (Max)	520 SF (EX)	ENC

M/C – Must comply at time of Building Permit request.

PROJECT DESCRIPTION:

The applicant is proposing to demolish the existing dwelling on the property known as 9 Argo Lane, Block 175, Lot 37.01, and construct a new dwelling in approximately the same footprint.

The applicant has requested one (1) "C" Variance, for the new rear yard setback.

The property is located on Argo Lane and backs up to the Atlantic City County Club property.

REVIEW COMMENTS:

Review Comments:

1. The applicant has requested a rear yard setback variance for a new house. A 25' setback is required and 8' is proposed.

There is also a need for a rear yard setback for the deck. A first-floor deck is permitted to encroach in the rear yard setback, as noted in Section 215-15 (yard areas) of the ordinance, which states, "Unroofed entrance porches or terraces, which do not rise above the height of the floor level of the ground floor, may extend into any yard, providing the total area of such porches, which extend into such yards does not exceed 100 SF. The maximum front yard setback to said deck/porch shall be 18', the minimum rear yard setback shall be 15', and the side yard setback shall be three feet."

Following is a list of non-conformities associated with the deck:

- a) Size- 100 SF maximum is permitted; 700 sf is proposed.
- b) Rear Setback- 15' is required; 1.0' is proposed.

It is assumed that the deck is at the level of the ground floor.

2. Since it is determined that "C" Variance relief is needed for the project, the applicant should supply testimony, as outlined in the following criteria, as appropriate.
 - a) C (1) by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of the zoning regulations would result in the peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the development of the property, or

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- b) Where the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. This is known as the C (2) Variance.

It should be noted:

No variance may be granted without showing that such variance can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

This is also known as Negative Criteria.

3. The site presently does not contain curbs and sidewalks as required. The Board should discuss the need for these improvements at the site. No other properties on Argo Lane have curbs and sidewalks.
4. The ordinance requires two (2) shade trees across the front of the property. There presently exists two (2) large deciduous trees along the front of the property.
5. The applicant will be required to apply to the following agencies.
 - a) Atlantic County, for a waiver.
 - b) Cape Atlantic Soil Conservation District, if the total site disturbance exceeds 5,000 SF.
 - c) City of Northfield Building Department, for a demolition permit and new building permit.
6. The plan shows that the existing fence encroaches over the rear and side property lines.

This should be discussed with the Board.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,



Matthew F. Doran, P.E., P.P., P.L.S., C.M.E.
Zoning Board Engineer