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NEW YORK, NY

November 7, 2023

Chairman Stephen Riordan
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 1622, Lot 4, Borough of Hillsdale**
307 Evergreen Street: Variance Application PZ-05-23
Irene Davis Revocable Trust, Applicant and Owner

Dear Chairman Riordan and Members of the Board:

We are in receipt of a variance application, site plan, and photographs of the subject property that were submitted on or about October 19, 2023 to the Board for a use and bulk variance application. The "Site Plan" is prepared by Lantelme, Kurens & Associates, P.C. dated July 17, 2023, unrevised.

The applicant proposes to construct an addition to an existing dwelling. The applicant is appealing an August 15, 2023 denial from the Zoning Official for multiple variances. The application involves multiple bulk ("c") variances and a "d(4)" use variance because the Floor Area Ratio will exceed the maximum permitted for the zone district.

The Mayor and Council representative should recuse themselves from the application due to the necessary "d" variance.

General Site Description

Lot 4 is a conforming lot for area and consists of 7,500 (0.17 acre). It is located on the west side of Evergreen Street, between Lincoln Ave (north) and Dwight Ave (south) in the R-4 Residential Zone District (minimum lot size required 7,500 SF).

The property is improved with a split level dwelling. A deck and shed are located to the rear of the dwelling. A macadam driveway provides access to the dwelling from Evergreen Street.



Application

The applicant proposes to construct an addition (with elements of single- and two-story) to the existing house. The building footprint will be increased by 646 SF causing multiple non-conformities. The proposed addition height is 22.4 ft. where 35 ft. is the maximum permitted. The maximum Building Coverage is calculated at 20.41% where a maximum of 25% is allowed. The proposed first story of the addition will include expansion of the garage and living space. The proposed 2nd story addition adds a new master bathroom. The number of bedrooms appears unchanged.

Completeness Review

The application was reviewed against the Checklist for Variance Applications.

The application is complete to schedule a public hearing.

Zoning Review

The following variances are required:

Existing Variances:

1. **Front Yard Setback:** 23.4 existing vs. 30.0 ft. required.
2. **Rear Yard Setback:** 22.4 existing vs. 25.0 ft. required
3. **Impervious Coverage:** 38.8% existing vs. maximum 30% allowed, or 664 SF over.

Proposed Variances:

1. **Front Yard Setback:** 19.4 ft. proposed vs. 30.0 ft. required.
2. **Rear Yard Setback:** 22.4 ft. proposed vs. 25.0 ft. required
3. **Side Yard Setback(single):** 9.0 ft. proposed vs. 10.0 ft. required
4. **Side Yard Setback(aggregate):** 22.1 ft. proposed vs. 22.5 ft. required
5. **Building Coverage:** 31.9% proposed vs. maximum 25% allowed or 519 SF over.
6. **Impervious Coverage:** 38.9% proposed vs. maximum 30% allowed, or 666 SF over.
7. **Floor Area Ratio:** 43.96% proposed vs. maximum 35% allowed, or 672 SF over.

General Comments

1. The existing impervious coverage is non-conforming (38.8% vs. 30.0% allowed). The applicant is increasing the non-conformity slightly to 38.9%.
2. No calculation on existing floor area ratio has been provided. This information may assist the Board.
3. The applicant is responsible for providing the required testimony for the need for all variances. The positive and negative criteria must be satisfied.
4. It appears as if two trees are to be removed with the proposed driveway expansion. Therefore, four trees must be planted at 2½” caliper.
5. What appears to be a non-conforming shed in the rear yard will be removed. The applicant should confirm this.
6. A Soil Movement Permit may be required for the approved variance.

The variance completeness checklist is attached. We trust these review comments assist the Board in this application.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.
Planning Board Engineer

CPS/mr

cc: Nylema Nabbie, Esq.

Joseph Bruno, Architect, Applicant's Architect

1120.052

BOROUGH OF HILLSDALE PLANNING BOARD
CHECKLIST - VARIANCE APPLICATION

Applicant: Irene Davis Revocable Trust
Address: 307 Evergreen Street
Block: 1622 Lot: 4
Date: November 7, 2023

- A completed application form. [Obtain a form from the Building Department]
- A copy of the Land Use Officer's denial of your building permit application. This is usually the letter refusing to issue you a building permit. [Obtain this from the Building Department]
- A copy of the tax map indicating the subject property. [Obtain this from the Building Department]
- Sixteen (16) copies of the ground and typical floor plan of the existing building, and proposed additions or changes with all necessary measurements, as were submitted to the Land Use Officer.
- Sixteen (16) copies of a current property survey of the premises in question with all relevant proposed dimensions certified by a licensed Professional Engineer or Land Surveyor in the State of New Jersey. The surveyor or engineer only must show the proposed changes (i.e. new addition, deck, shed, fence) to your survey, with relevant dimensions.

The property owner or architect may not change, add or adulterate the survey in any manner. The survey should include a bulk table showing the existing and proposed zoning requirements for the subject property. All sixteen (16) copies of the survey must have a raised seal by the surveyor or engineer's signature.
- A certificate from the Tax Collector stating whether any taxes or assessments for local improvements are due or delinquent. [Obtain this from the Tax Collector]
- Submit the filing fee as required by the Hillsdale Land Use Ordinance.
- Statement of reasons for seeking the variance. [This may be a separate attachment to the application form]
- Photographs of the property in question and of all adjacent properties. The applicant's name and the property address should be marked on the photographs.