

CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS & PLANNERS
CONSULTING ENGINEERS

CPSTATILE@AOL.COM

3 FIR COURT
OAKLAND, NJ 07430
(201) 337-7470
FAX: (201) 337-7599

NEW YORK, NY

March 3, 2022

Chairman Dewey Burluson
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 1619, Lot 3, Borough of Hillsdale**
389 Magnolia Ave.: Variance Application PZ-02-22
Victor Eng: Applicant and Owner

Dear Chairman Burluson and Members of the Board:

We are in receipt of a bulk variance application, survey, architectural plans, and photographs of the subject property submitted to the Borough on February 8, 2022. The architectural plans consists of seven sheets prepared by A.Ondar Design Architecture, dated October 20, 2021. The survey is prepared by Azzolina & Feury Engineering Inc. and dated January 26, 2022.

The applicant proposes to construct an addition to an existing dwelling. The applicant is appealing a January 18, 2022 denial from the Zoning Official because the proposed addition encroaches into the required front yard setback area. The application involves a bulk (“c”) variance.

General Site Description

Lot 3 of consists of 7,500 SF (0.17 acre) and is located on the western side of Magnolia Ave., between Dwight Ave. and Ralph Ave. in the R-4 Zone District (minimum lot size 7,500 SF). The lot is improved with a one-story frame dwelling with rear wood deck. An asphalt driveway provides access to the dwelling from Magnolia Ave. A shed is located in the back of the lot, and various walkways exist on the property.

The existing dwelling *currently* encroaches into the required front yard area. It contains three bedrooms.

Application

It appears that the dwelling roof is to be razed, and a 2nd floor added. The first floor is to be renovated but staying within the building footprint except for the new covered front porch. The three bedrooms will be relocated to the new 2nd floor.

The applicant is proposing a 60 SF front covered porch that encroaches into the required front yard setback area. Section 310-54C of the Hillsdale Code allows front porches that are less than 40 SF to encroach 8 ft. into the required front yard setback area. The proposed front porch exceed 40 SF; therefore, this section is not applicable to the subject application.

No improvement to the basement are proposed.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. The following item is deficient:

1. Impervious coverage calculations (to check the plan).
2. The Site Plan is not legible and should be reproduced/improved by the architect.

The applicant's architect was informed of the above. With submission/resubmission of the above, the application can be deemed complete and scheduled for a public hearing.

Zoning Review

The architectural plans include a bulk table. The following variances are required:

Proposed Variances

1. **Front Yard Setback:** 22 ft. (to the proposed steps) vs. 30 ft. required, a difference of 8 ft.

We do not believe that the other variances identified on the bulk table apply to the application, i.e. size of porch. Since the porch size exceeds what is permitted, the encroachment is not permitted.

Existing Variances

2. **Front Yard Setback:** 29.6 ft. existing vs. 30 ft. required, a difference of 0.4 ft.

General Comments

1. The application is for bulk variances in connection with a new addition and front porch.
2. The proposed impervious coverage is almost at the maximum permitted amount. Impervious coverage calculations should be provided to confirm conformance with the ordinance requirements.
3. The applicant is responsible for providing the required testimony for all variances. The positive and negative criteria must be satisfied for each.
4. Stormwater management would not be required given the small area of new impervious surfaces proposed from the existing front stairs.

We trust that these comments will assist the Board members in their review of the application materials.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

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

CPS/mr
cc: Victor Eng, Owner
Albert Ondar, Architect
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