

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 23, 2021

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

Regarding: **Block 407, Lot 5, Borough of Hillsdale**
27 Orchard Lane: Variance Application PZ-02-21
Vartan Sayegh and Linda Leuffgen: Applicants and Owners

Dear Chairman Burleson and Members of the Board:

We are in receipt of *revised* architectural plans that were submitted in connection with the above application. The revised plans are prepared by Caesar Bustamante, AIA and consist of five sheets dated January 18, 2020, **revised to** March 22, 2021. The applicant had previously submitted a variance application, survey, photographs of the subject property and architectural drawings on February 12, 2021. The survey is prepared by Schwerzler Land Surveying, LLC and dated October 8, 2020.

The applicant proposes to construct a second-story addition. The applicant is appealing an October 13, 2020 denial letter from the Zoning Official. The application appears to be for both a "c" (bulk) and "d" (use) variances due to the proposed improvements exceeding the Floor Area Ratio (F.A.R.) and encroaching into a setback area.

The application was previously reviewed and found incomplete in a March 8, 2021 review letter.

General Site Description

(No Revisions From Previous Report)

Lot 5 consists of consists of 10,816 SF (0.25 acre) and is located on the northern side of Orchard Street in the R-2 Zone District (minimum lot size 15,000 SF). It is improved with a one-story frame dwelling. Various paver areas are located on the lot. An asphalt driveway provides access from Orchard Lane to the dwelling

The existing dwelling encroaches into the front and rear yard setback areas. The lot is also substandard for lot area and lot depth.

Application

The applicant proposes to construct both a first floor and a second level addition. The first level addition consists of 63 SF and is proposed for the front of the dwelling. The second level addition consists of 1,427 SF and will contain bathrooms and bedrooms. If the application is approved, after construction the dwelling will contain a garage, kitchen, living room, half bedroom and a bedroom on the first level. The second level will contain three bedrooms and two full bathrooms.

The proposed improvements will exceed the maximum permitted Floor Area Ratio (F.A.R.) and the addition encroaches into the required setback area.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. It appears that the required revisions have been made to the plans and 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. **Floor Area Ratio:** 28.74% (3,109 SF) proposed vs. 27% (2,920 SF) maximum permitted, a difference of 1.74% (189 SF). This calculation needs to be confirmed via revised plans as indicated below.
2. **Front Yard Setback to Front Addition:** 33.1 ft. proposed vs. 50 ft. required, a difference of 16.9 ft.
3. **Rear Yard Setback:** 37.1 ft. proposed vs. 50 ft. required, a difference of 12.9 ft. Although the 'sun room' is closer to the rear lot line (30.5 ft.), it is not considered new variance. The second level addition is not being constructed over the sunroom.

Existing Variances

4. **Lot Area:** 10,816 SF existing vs. 15,000 SF required, a difference of 4,184 SF.
5. **Lot Depth:** 105 ft. existing vs. 150 ft. existing, a difference of 45 ft.
6. **Front Yard Setback:** 33.1 ft. existing vs. 50 ft. required, a difference of 16.9 ft.
7. **Rear Yard Setback.:** 30.5 ft. existing vs. 50 ft. required, a difference of 19.5 ft.

General Comments

1. The applicant is responsible for providing the required testimony for all variances. The positive and negative criteria must be satisfied.
2. The application includes setback and F.A.R. variance requests.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

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

CPS/mr
cc: Nylema Nabbie, Esq.
Vartan Sayegh
1120.052