



October 25, 2021

Borough of Stratford Joint Land Use Board
307 Union Avenue
Stratford, NJ 08084

Attn: Joint Land Use Board Members

Re: Bulk Variance Request
Thomas J. DiPaolo, Jr.
13 Elinor Avenue
Block 78, Lot 7
Review No. 1
Bach Project No. STRATLUB-2021-5

Dear Joint Land Use Board Members:

We have received the following items submitted for the referenced project:

- Borough of Stratford Joint Land Use Board Application form.
- Borough of Stratford Joint Land Use Board Variance Application form.
- Agreement to pay fees form
- Building & Lot Coverage Worksheet
- Copy of Survey entitled "Plan of Survey, Fence Location, 13 Elinor Avenue, Lot 7 in Block 78, Borough of Stratford, Camden County, New Jersey", prepared by Jeffrey R. Gellenthin, PLS, of K2 Consulting Engineers, Inc., dated August 8, 2020. It shall be noted that the proposed shed/garage and driveway expansion have been sketched onto the copy of the survey provided.

SITE INFORMATION:

Applicant & Owner: Thomas J. DiPaolo, Jr.
13 Elinor Avenue
Stratford, NJ 08084
856-745-0452

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PROJECT SUMMARY:

This application is for the installation of a 384 sf garage/shed at an existing residential property on the northeasterly side of Elinor Avenue in the Borough's R-1 Residential Zone.

The property is surrounded to the north, south, east and west by similar residential properties in the R-1 Residential zoning district.

The application will require variances as listed below.

REVIEW COMMENTS:

1. The survey provided by the applicant appears to indicate additional bituminous/concrete driveway in the rear of the existing dwelling but is not noted on the plan. The applicant shall provide testimony regarding any additional proposed impervious coverage at the referenced property. If additional coverage is proposed it shall be included in the lot coverage of the site.
2. It shall be noted that any proposed downspouts for the garage/shed shall be directed away from adjacent Lot 6 so as not to adversely affect the drainage on that lot.
3. Per §17.48.030, an accessory structure in excess of 100 square feet shall have a side yard setback of ten (10') feet. The applicant is proposing a side yard setback of three (3') for the proposed 384 sf garage where ten (10') feet is required. **A variance is required.**
4. Per §17.48.030, the "maximum occupied area of lots is 30%". The information provided by the applicant indicates the existing occupied area of the property is 33.19% and the applicant is proposing an additional 3.3% (384 sf) of impervious cover with the addition of the proposed garage/shed. It shall be noted that any proposed driveway expansion shall be included in the impervious coverage calculation. **A variance is required.**
5. The applicant must provide testimony to justify the requested variances.

For a C(1) variance, the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property, or the structures lawfully existing upon the property.

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For a C(2) variance the applicant must show that the proposed variance advances the purposes of municipal land use law and that the benefits of the deviation would substantially outweigh any detriments. The applicant should address whether the proposed variance will substantially impair the intent of the Master Plan or zoning plan and whether there are any potential impacts to the public good.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME
President

Cc: Matthew B. Wieliczko, Esq., PB Solicitor
Sharon McCart, JLUB Secretary
Thomas J. DiPaolo, Applicant

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