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TO: Pequannock Township Zoning Board of Adjustment
FROM: Jill A. Hartmann, PP, AICP
RE: VARIANCE APPLICATION TO CONSTRUCT A NEW FRONT PORCH TO AN EXISTING SINGLE FAMILY RESIDENCE; 2 MARY PLACE; BLOCK 3405, LOT 7; APPLICANTS: ANTHONY AND DANIELLE GIUNTA.
DATE: October 26, 2022

This is a Variance Application to construct a new front porch to an existing single family residence. The subject site is located in the R-15 District. The existing single family residence and proposed porch are both permitted in the R-15 Single Family Residential District. Ancillary "c" variances are required. The Zoning Board of Adjustment has jurisdiction to hear this application. The following submitted documents were utilized in the preparation of this planning and zoning report:

- Completed Pequannock Township Application for Variance, signed by Danielle Giunta, dated August 24, 2022.
- New Addition Plan, consisting of 1 sheet, prepared Anthony Guzzo, AIA of Guzzo + Guzzo Architects, LLC, dated July 21, 2022 with revisions through October 3, 2022.
- Survey, prepared by James P. Deady, PLS from James P. Deary Surveyor, LLC, dated March 22, 2019.

ZONING ANALYSIS AND COMMENTS

1. The subject site is an oversized 17,765 square foot corner parcel that is fully developed with a 2 story single family residence with an in-ground pool.
2. The application proposes to construct a new 8' x ±35' (280 sf) front porch with roof. The existing concrete walkway and stairs will be removed. The proposed improvements will require the following variances:

• Front Yard Setback (Mary Place)	50'	Required
	52.8'	Existing
	44'-10"	Proposed

The attached zone table provides the required R-15 schedule.

4. The required variance is classified as a "c" variance. As with all "c" variance applications, the applicant must provide testimony as to how the variance requested addresses the statutory requirements of N.J.S.A 40:55D-70c (1) hardship or (2) that the variances requested benefit the community in that they represent a better zoning alternative for the property. The c(1) hardship variance must relate to a specific piece of property or in other words the hardship arises out of a condition of the land itself or structures lawfully existing on the site. The c(2) variance does not require the showing of undue hardship. What must be shown is that the application (1) relates to a specific piece of property and (2) that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance. Essentially, the variances requested must benefit the community in that they represent a better zoning alternative for the property.

It is certified that all copies of this document are in conformance with the original prepared by Jill A. Hartmann, PP, AICP, License No. 4088


Jill A. Hartmann, PP, AICP

Zone Table

2 Mary Place
Block 3405, Lot 7

R-15 District Requirements

Item	Required	Existing	Proposed	Variance
Lot Area	15,000 sf	17,765 sf	17,765 sf	OK
Lot Width	100'	100'	100'	OK
Lot Frontage	100'	100'	100'	OK
Lot Depth	150'	176.7'	176.7'	OK
Front Yard Setback (Mary Place)	50'	52.8'	44.8'	Variance Required
Secondary Front Yard Setback (Colfax Avenue)	50'	25'-9"	25'-9"	Existing Non-Conforming Condition-OK
Side Yard Setback	15'	15'-9"	15'-9"	OK
Combined Side Yards	35'	NA	NA	NA
Rear Yard Setback	40'	84'-3"	84'3"	OK
Building Coverage	17%	13.8%	14.4%	OK
Impervious Surface Coverage	35%	24.7%	25.2%	OK
Building Height	35'2½ stories	31'-8" stories	31'-8" stories	OK