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Completeness Report #1

Date: April 29, 2021

To: South Orange Zoning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: Dale Short and Justine Bylo

Subject: Application No. 1045
16 Hart Drive North, Block 1803, Lot 3
Bulk Variance Relief

This report is meant to provide the Board with guidance as to the completeness of Application #1045, submitted by Dale Short and Justine Bylo (the "Applicant"). The Applicant proposes an addition to the existing two-car garage, thus decreasing the side yard setback to not meet the requirement. The Applicant requires "c" bulk variance relief.

The following items were reviewed:

- A. **Zoning Board Application Submission**, filed April 6, 2021.
- B. **Floor Plans, Elevations, Site Plan and Project Notes**, consisting of three sheets prepared by John Ginocchio of Ginocchio Architecture, last revised April 1, 2021.

I. EXISTING CONDITIONS

- A. **The Site:** The Property is a 12,036.86 SF (0.276-acre) lot and has frontage along Hart Drive North. The Site consists of a 1 ½ story, split level single-family dwelling with a paved driveway bound by a retaining wall on the property's eastern border, along with a rear wooden deck, and a covered front porch with concrete walkways leading to the sidewalk.
- B. **Zoning:** Residence A-100 (RA-100)

II. PROJECT PROPOSAL

- A. **Proposed Project:** The Applicant proposes to install a 447 SF garage sufficient to accommodate a wheelchair accessible vehicle and ADA compliant wheelchair turning space in order to load and unload wheelchair drivers or passengers to the side of the existing dwelling which decreases the side yard setback from 27.6' to 5.5', thus not satisfying the 8.75' minimum side yard setback requirement. The proposed garage will also include an elevator retrofitted into an existing staircase creating an interior, wheelchair accessible entrance to all levels of the house.

III. COMPLETENESS DISCUSSION

- A. **Submission Waivers:** The Applicant has requested several submission waivers, to which we offer the following comments:

#6 - *Deed and Affidavit Title for Lands*

- Waiver Recommended / Not Applicable: no land being conveyed.

#10 - *Letter Signed by Officer of Water Company, Sewer Authority, or Other Utility*

- Waiver Recommended / Not Applicable: no impact to utilities is anticipated

#11 – County Application Form

- Waiver Recommended / Not Applicable: no impacts to County road or systems

#12 – Completed County Health Department Application

- Waiver Recommended / Not Applicable: no impacts to CHD

#13 – HEPSCD Application

- Waiver Recommended: Not required as part of completeness, however, we defer any comments and requirements related to County and local Soil Erosion and Sediment Control and Major/Minor Soil Disturbance permits / approvals to the Board Engineer

#14 – New Jersey State Approvals

- Waiver Recommended / Not Applicable: no impacts to State infrastructure or environmentally sensitive areas

#31 – Historic Site or District Identification

- Waiver Recommended / Not Applicable: not located in historic district

#35 – Existing Critical Environmental Areas

- Waiver Recommended / Not Applicable: Additional information may be required as part of the planning review/report if requested by the Board. We defer to any comments to the Board Engineer.

#36 – Existing Trees

- Waiver Recommended / Not Applicable: The location and approximate canopy of a large tree has been included on the site plan. The Applicant proposes to remove this tree under a tree removal permit as its proximity to the proposed garage would compromise the structure's foundation. Additional information may be required as part of the planning review/report if requested by the Board. Copies of the tree removal permit should be provided once secured by the Applicant.

#37 – Existing Wells and Septic System

- Waiver Recommended / Not Applicable: The site contains neither wells nor a septic system.

At the completeness hearing, the Applicant may provide any additional information related to the requested submission waivers, for the Board's consideration.

B. **Outstanding items:** The following information should be provided prior to public hearing or as directed by the Board during the Completeness Determination Hearing:

1. Item #28 – Drawn at a scale not less than 1 inch equals 50 feet
 - The Applicant must revise their site plan with a scale of 1/32" equals 1' to be drawn at a scale that is no less than 1" equals 50'.
2. Item #29 – Professional Seals
 - The Applicant must revise their site plans to include the signature and professional seal of the architect who prepared the plans.
3. Item #30 – Zoning Compliance Schedule

- The Applicant must revise their zoning compliance schedule to include conditions for the site's existing and proposed lot coverage where presently only building coverage is provided.

The Applicant should address all items discussed at the Completeness Hearing. Any revised plans should be accompanied by a Response Letter or highlights on the plan to identify all changes made, to facilitate our review. We recommend all revised information be provided prior to 14 days of the public hearing.

If you have any further questions regarding this application, please feel free to contact our office.

Sincerely,



Greer Patras, AICP, PP
Board Planner