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ZONING BOARD OF ADJUSTMENT
Thursday, May 16, 2019
APPROVED MINUTES

OPENING: The meeting was called to order by Chairman Jonathan Rardin at 7:30 PM.

PLEDGE OF ALLEGIANCE: Led by Chairman Jonathan Rardin.

OPMA STATEMENT: Read by Chairman Jonathan Rardin in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Jonathan Rardin; Daniel DiRenzo, Jr.; Jeff Potter; Nacovin Norman; and Marshall Spevak.
- **Professionals in attendance:** Jacob Richman, PP, AICP, Planner; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from May 2, 2019. Mr. Spevak made a motion, which was seconded by Mr. Norman, to adopt the Meeting Minutes from May 2, 2019. Affirmative votes by Rardin, DiRenzo, Norman, and Spevak. Minutes are approved.

AGENDA ITEMS:

19-Z-0001

Paul & Roxanne Chick

Block(s) 435.08 Lot(s) 12

1304 Beaverbrook Drive

Zone: Single-Family Residential (R2)

Cherry Hill, NJ 08034

Relief Requested: A bulk (C) variance to construct a 19' x 16' three season room addition over an existing patio and to permit that addition to have a rear yard setback of 14.3', where a minimum of 25' is required. The applicant also seeks relief to permit the continued existence of a nonconforming storage shed located at the southwest corner of the site to be located less than five (5') from both the side and rear property lines, where a minimum side and rear yard setback of five (5') is required.

Applicant's Representatives: Donald Ryan, Esq. – Applicant's Attorney; and Paul Chick – Applicant.

Exhibits Submitted: None.

Mr. Ryan first submitted an original green card to prove the certified mailings were handled accordingly as well as submitting the original affidavit of publication. Mr. Ryan then introduced the application for a proposed rear three-season room addition requiring a rear yard setback of 14.3' where 25' is required and to permit a shed to maintain its existing nonconforming location. Mr. Ryan affirmed that the addition would go on top of an existing patio that is presently 14.3' from the rear property line.

Mr. Chick reiterated that the application involves the proposed construction of a rear three-season room addition and gave a brief overview of the subject site and the existing site conditions. Mr. Ryan noted that the applicant removed a second shed located at the southeast corner of the rear yard of the property. Mr. Ryan affirmed that the existing patio off the rear of the house is 19' x 16' and that the addition will have the same footprint but with a height of 16' to the peak of the roof in order to match the height of the existing one-story single-family dwelling.

Mr. Chick indicated that property located directly behind the subject site fronts on a different street and as such, the proposed addition would back up to a substantial backyard as opposed to the other which is much farther away. Mr. Chick affirmed that the proposed addition will blend in with the existing house in terms of its colors and materials. Mr. Chick added that while there will be some exterior door lighting on the addition, it will not be intrusive. Mr. Chick stated that they intend to add some accenting shrubbery and flowers around the proposed addition. Mr. Chick discussed how the drainage/runoff will be handled and explained that drainage pipes from the addition will direct water to an existing swale located along the side property line where it will be funneled towards the street. Mr. Chick affirmed that the proposed addition will not alter the amount or exceed the impervious coverage maximum, and that building coverage will only increase slightly while still conforming to the Zoning Ordinance. Mr. Chick confirmed that the existing nonconforming sheds and patio installations occurred prior to their ownership of the property. Mr. Chick noted that the shed to remain has existing nonconforming setbacks of 4' from the rear property line and 2.5' from the side property line where a minimum of 5' is required. Mr. Chick stated that besides the forward attached garage, the house is located back deep on the lot thus creating minimal backyard space in which to work.

Following C1 and C2 variance testimony by the applicant's attorney, Mr. Ryan stated that he agrees with all of the conditions noted in the Department of Community Development review letter and also agreed to include in the forthcoming zoning permit a retroactive shed approval request.

Public Comment: None.

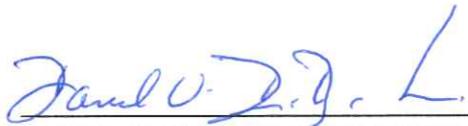
Motion: Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. DiRenzo and seconded by Mr. Spevak, with affirmative votes for approval by Rardin, DiRenzo, Potter, Norman, and Spevak for the approval of the Bulk (C) Variances. Motion carries 5-0.

RESOLUTIONS:

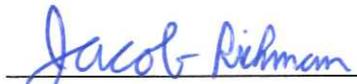
None.

Meeting Adjourned: at 7:50 PM.

ADOPTED: 7/18/19


DANIEL DiRENZO, JR., VICE-CHAIRMAN

ATTEST:


JACOB RICHMAN, PP, AICP
ALT. ZONING BOARD SECRETARY