

Tiffany A. CuvIELLO, PP, LLC
Community Development and Planning

September 10, 2020

Shannon Elton
Woodbury Heights Planning and Zoning Board
500 Elm Avenue
Woodbury Heights, NJ 08097

RE: Daniel and Meghan Burkhardt
Block 96, Lot 3 (860 Glassboro Road)
Residential Zoning District
Bulk Variance

Dear Ms. Elton:

I have reviewed plans for the above referenced application and have the following comments:

1. The applicant is requesting a variance reconstruct a detached garage which was damaged in a recent storm. The property is located on Glassboro Road in the Residential (R1) zoning district.
2. The ordinance requires an accessory structure to have a minimum setback of 5 feet and the existing structure has a setback of 3.5 feet to the rear property line and 1.39 feet from the side property line. The applicant proposes to reconstruct the garage in the same location as the existing structure. (Section 70-13.D)
3. The existing garage is 473 square feet and the proposed reconstructed garage will be the same size in the same location. The garage is located along the rear alley (Glen Lake Terrace). The abutting property also has a detached garage located in the same general location. The area along the rear property line also includes a driveway.
4. For the requested variances, the applicant must demonstrate a hardship due to some unusual characteristic of the property or that the benefits will outweigh the detriments. The applicant must satisfy the negative criteria of no substantial detriment to the public or impairment of the zone plan must also be evidenced before the Board can grant the variance.

5. If the applicant were able to repair the garage and not demolish and replace then no variance would be required. Given the damage, the applicant is proposing to replace the garage at the same size in the same location.
6. This area is unique with the rear access drive and the setback to the rear property line at less than 5-feet is consistent with the neighboring property's garage along Glen Lake Terrace. The applicant could shift the garage to meet the 5-foot side yard setback however the existing concrete pad is proposed to be reutilized.

Please call with any questions.

Very truly yours,

Tiffany. A Morrissey

Tiffany A. Morrissey, PP, AICP

Cc: B. Michael Borelli, Esq.
Mark Brunermer, P.E.
Daniel and Meghan Burkhardt