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March 7, 2022
70600 00

Southampton Township Planning Board
5 Retreat Road
Southampton, NJ 08088-3591

Attn: Ms. Maryalice Brown, Secretary
Southampton Township Zoning Board

Re: **Application Review Bulk Variance for Rear Ground-Level Patio**
28 Warwick Way: Lampi
Block 2702.71, Lot 103
Township No.: 22-270270103

Dear Board Members,

We have reviewed an application for a c(1) Bulk Variance for the property referenced above. The Applicant proposes to construct a ground-level rear patio on an existing dwelling, which requires a bulk variance for exceeding the minimum required rear yard setback. The application included the following documents:

1. Planning Board & Zoning Board application form and Bulk Variance Application Checklist;
2. Plan of Survey (with vegetation) prepared by Harold J. Bozarth, Jr. PLS of Tabernacle, NJ dated 10/12/21, as annotated by Applicant/Owner;
3. Photographs (5) of proposed rear deck location;
4. Township Zoning Permit Denial letter prepared by Denise Schmied, Zoning Officer dated 1/25/22; and
5. Leisuretowne Architectural Control Committee Denial letter prepared by Irene Schiller, Chairperson dated 11/1/21.

General Information

Applicant/Owner: Rudolph and Patricia Lampi
28 Warwick Way
Southampton, NJ 08088

Applicant's Land Surveyor: Harold J. Bozarth, Jr. PLS
10 Log Road
Tabernacle, NJ 08088

Completeness Review

The Applicant/Owner has provided all the materials required for this application. **Therefore, we would recommend that the Board find the application COMPLETE and ready for its review and consideration.**

Zoning Review: Rural Development (RD) Zone: Planned Retirement Community

Use Requirements: Rear ground-level patios are permitted accessory structures in this zoning district.

Dimensional Requirements: The last column in the following table indicates how the proposed development conforms to the area and bulk requirements in this zone.

	Required	Existing	Proposed	Status
Lot				
Min. Lot Area (SF)	5,000	6,325	6,325	C
Min. Lot Frontage (Feet)	50	55	55	C
Principal Structure				
Min. Front Yard Setback (FT)	20	29	29	C
Min. Rear Yard Setback: Building (FT)	22	23	23	C
Min. Rear Yard Setback: Patio (FT)	18	n/a	13	V
Min. Side One / Both Yard Setback: (FT)	6 / 16	8 / 21	8 / 21	C

C = Conforming; and V = Variance required.

Variances:

1. **The table above indicates that bulk variances are required:**

- a. From § 19-2.6c5(g)(10) for exceeding the minimum required rear yard setback for rear ground-level patios.

Bulk Variance Proofs

The Applicant must provide testimony to justify the requested variances by using either the c(1) or c(2) proofs. For c(1) variances the Applicant must demonstrate that strict application of the zoning requirement would have “peculiar and exceptional practical difficulties to, or exceptional and undue hardship” upon the Applicant arising out of:

- a. The exceptional narrowness, shallowness, or shape of a specific piece of property, or
- b. By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- c. By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.”

OR

For c(2) variances the Applicant must demonstrate:

- a. That the purposes of the MLUL would be advanced by a deviation from strict application of the zoning requirement;
- b. That the variance can be granted without substantial detriment to the public good;
- c. That the benefits of the deviation would substantially outweigh the detriment; and
- d. That the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

General Comments

2. The Applicant should provide testimony regarding:

- a. The proposed patio’s construction design and materials;
- b. The location of existing downspouts and the rear yard’s existing slope and drainage patterns;
- c. Whether stormwater runoff from the proposed patio construction will adversely impact neighboring residential properties; and
- d. That any proposed exterior lighting will not adversely impact neighboring residential properties.

Administrative Comments

3. We reserve the opportunity to provide further comment based on any additional information provided by the Applicant, as well as other comments from the Board and its other professionals.
4. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
5. Any approval is subject to applicant obtaining all required permits and approvals, including the following, and satisfying the review letters of the Board's Professionals.
 - a. Township Police, Fire, and Construction Code Officials, and
 - b. Any and all others that may be required.

Should you or the applicant have any questions, please feel free to contact the undersigned.

Sincerely yours,



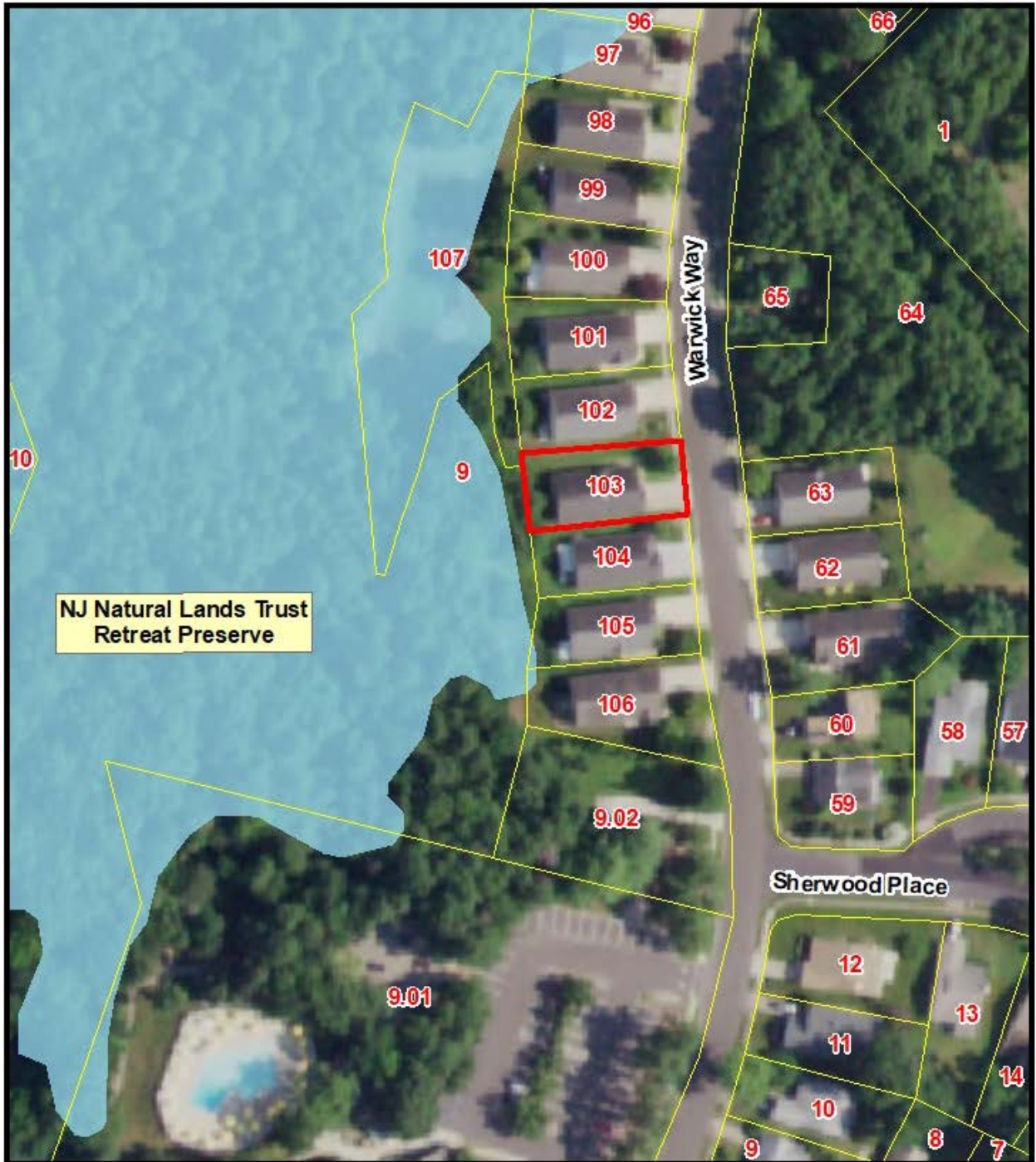
Rakesh R. Darji, PE, CME, PP
Zoning Board Engineer



Edward Fox, AICP, PP
Zoning Board Planner

RRD/EF

cc: Rudolph and Patricia Lampi, Applicant / Owner via email rudylamp@comcast.net
Thomas Coleman, Esq., Zoning Board Attorney tomecoleman@rclawnj.com



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Block 2702.71, Lot 103
Leisuretowne Village
Southampton Township, NJ**

