



COFONE CONSULTING GROUP, LLC

CHRISTINE A. COFONE, PP, AICP
Principal

April 19, 2016

Lance Landgraff, PP/AICP
Director of Planning
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

RE: **Gazi Chowdury**
2322 Siracusa Terrace
Block 337, Lot 54
Application #2016-03-1824

Dear Mr. Landgraff:

We are in receipt of an application for the demolition and subsequent reconstruction of a single family home at 2322 Siracusa Terrace. The project is located in the R-3 Zone and is a specifically permitted use in the zone. While the use is permitted, the applicant will require bulk variance relief for lot area, lot width, front, side and rear yard setbacks and lot coverage.

The variance relief required includes a lot area of 647.50 square feet where 3,000 is required, lot width of 18.50 feet where 30 feet is required, a front & rear yard setback of 1.5 feet where 10 feet is required, and left and right side yard setback of 1.5 feet where 12 feet is required, and lot coverage of 76.6 percent where 40 percent is required. It should be noted that there are existing non-conformities on the site relative to the aforementioned variances.

Our office has reviewed the following documents in conjunction with this application and find the application should be deemed complete for review.

- Residence of Gazi Chowdury Existing & Proposed Site Plans prepared by Kishor L. Ghelani dated November 04, 2015.
- Property Deed



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The site is developed with an existing single family home which encroaches onto the adjoining property to the west. The applicant is proposing to eliminate this non-conformity in conjunction with this application.

Planning Analysis and Issues for Consideration by the Board

In regard to the “c” or bulk variances required in conjunction with this application, the Municipal Land Use Law (MLUL) at NJSA 40:55D-70c sets forth the standards for variances from the bulk regulations of a zoning ordinance. A “c(1)” variance is for cases of hardship due to factors such as shape or topography, or due to “an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.” A “c(2)” variance may be granted where the purposes of zoning are advanced and the benefits of deviating from the ordinance requirements outweigh any detriments. The benefits derived from granting a “c(2)” variance must include benefits to the community as a whole, not just to the applicant or property owner. A “c” variance application also must address the “negative criteria.”

The applicant should provide testimony relative to the bulk variance relief required and if the C1/C2 statutory criteria will be applied. Testimony should be provided relative to the size of the home and lot relative to the size of homes and lots in the area. Likewise, the applicant should testify as to the benefits of eliminating the encroachments onto the adjoining property to the west. Lastly, while the application submission documents indicate no additional property is available to eliminate the need for variance relief, testimony should also be provided confirming this at the public hearing.

Our office reserves the right to make additional comments based on testimony provided at the public hearing.

Respectfully submitted,

Christine A. Cofone, AICP, PP
Principal

cc: Brian J. Callaghan, Esq., Applicant's Attorney