

**TO:** Borough of Fair Haven Zoning Board of Adjustment

**FROM:** Elena Gable, PP, AICP, CFM

**RE:** Cramsie  
77 Willow Street  
Block 53 Lot 11  
*Bulk Variances v2*

**DATE:** March 2, 2021

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This report is intended to supplement our previous report dated November 25, 2020. Please note that our previous comments remain valid unless otherwise noted. We have received the following revised application materials in preparation of this report:

- Survey for James F. Jr and Josephine A Butler, Block 53 Lot 11, Oak Place and Willow Street, prepared by Harold J. Seldin, PE, LS, dated September 29, 1972;
- Application and Permit to Build or Alter, dated June 5, 1973;
- 7-sheet set of architectural drawings entitled "Cramsie Residence Proposed Addition and Alterations", prepared by Dugasz & Brower Architects, dated September 15, 2020, last revised February 22, 2021;
- 1-page description of options with construction costs entitled "Cramsie Residence- 77 Willow Street (Hearing Date 03/04/21)", no date;
- 2 pages of photos of neighboring houses, dated February 23, 2021;
- 1 page of photos of Oak Place, no date; and
- 3 pages of photos with dimensions, no date.

### **Changes from Previous Project Proposal**

The applicant has submitted revised materials in response to comments previously made by the Board and Board professionals. The revised materials indicate the following changes to the original submitted proposal:

1. The applicant has submitted three additional options for the exterior and 2<sup>nd</sup> floor of the dwelling. While not included in the revised materials, Option #1 is the initially submitted design for the dwelling.
2. Option #2
  - a. Option #2 proposes a 3.9-foot by 11.5-foot balcony off the 2<sup>nd</sup> floor master bedroom. Due to the addition of balcony space, the habitable floor area of this bedroom is reduced by approximately 68.5 square feet, when compared to the initial submission.

- b. The wall of the proposed addition located closest to Oak Place is proposed to match the wall plane of the front portion of the dwelling, where the wrap around porch is located.
  - c. The roof line over the addition is the same as what was initially proposed; the roofline matches the adjacent "central" portion of the dwelling and provides a cover over the proposed balcony.
  - d. A standard rectangular window is proposed in the attic space on the rear elevation.
  - e. The applicant notes that this option adds an additional \$13,500 to the base construction cost of \$26,000.
  - f. The applicant also states that this option creates a break in the wall plane along Oak Place while still permitting use of the proposed attic space. This option also allows the applicant to maintain the windows in the master bedroom on the rear elevation.
3. Option #3
- a. Option #3 is nearly identical to the Option #2, with the exception of the roofline.
  - b. This option proposes a narrower roofline over the 2<sup>nd</sup> floor addition, which results in an uncovered balcony.
  - c. Due to the revised roofline along Oak Place, the windows in the master bedroom will be off centered on the rear elevation.
  - d. The applicant notes that this option adds an additional \$11,000 to the base construction cost.
  - e. A circular decorative window is proposed on the rear elevation where the attic is proposed to be located.
  - f. The homeowner does not prefer this option since it will make the attic uninhabitable and reduces the size of the master bedroom.
4. Option #4
- a. Option #4 reduces size of the proposed 2<sup>nd</sup> floor addition. The addition is setback approximately 2 feet from the existing 1<sup>st</sup> story wall located closest to Oak Place.
  - b. The applicant shows a roof skirt between the 1<sup>st</sup> story and the 2<sup>nd</sup> story.
  - c. The roofline is proposed as the "narrower" roof, similar to the one proposed in Option #3.
  - d. No balcony is proposed in this option.

- e. The revised materials indicate that this option adds approximately \$3,500 to the base construction cost and that the owner does not prefer this approach.
- 5. Each of the options show a stairwell leading from the 2<sup>nd</sup> floor to the attic where a pull-down attic ladder was previously proposed for access. (See planning comment below regarding habitable attic.)
- 6. The applicant has reduced the number of rectangular windows in the master bedroom on the rear elevation of the addition from 4 windows to 3 windows.
- 7. The proposed wood frame deck attached to the rear elevation is reduced in size from the initial proposal. The deck is proposed to be approximately 5.6 feet by 7.8 feet, where it was previously proposed to be 8 feet by 7.8 feet.
- 8. Each of the options propose a circular decorative window in the attic space on the front elevation along Willow Street.

**Zoning**

The property is located in the R-5 zone where single-family dwellings are a permitted use.

<b>Bulk Standards for the R-5 Zone</b>				
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>Lot Requirements</b>				
Minimum Lot Area	7,000 sq. ft.	5,998 sq. ft.	5,998 sq. ft.	ENC
Minimum Lot Width (Willow Street)	70 feet	54.3 feet	54.3 feet	ENC
Minimum Lot Width (Oak Place)	70 feet	112.55 feet	112.55 feet	-
Minimum Lot Frontage (Willow Street)	70 feet	54.3 feet	54.3 feet	ENC
Minimum Lot Frontage (Oak Place)	70 feet	112.55 feet	112.55 feet	-
Minimum Lot Depth	100 feet	112.55 feet	112.55 feet	-
<b>Principal Structure</b>				
Minimum Front Yard Setback (Willow Street)	25 feet	32.2 feet	31 feet	-
Minimum Front Yard Setback (Oak Place)	25 feet	8.7 feet	9.5 feet	<b>Variance</b>
Minimum Side Yard Setback- One	7 feet	10.4 feet	7.5 feet	-
Minimum Rear Setback	30 feet	29.5 feet	23.8 feet	<b>Variance</b>
Maximum Building Height	30 feet	27.5 feet	29.5 feet	-

Maximum Stories	2.5	2	2	-
Maximum Building Coverage	35%	22.5%	28.7%	-
Maximum Habitable Floor Area Ratio	0.4	0.27	0.31-0.33	-
Maximum Habitable Floor Area Sq. Ft.	2,200 sq. ft.	1,621 sq. ft.	1,886.5 - 1,965 sq. ft.	-
Maximum Lot Coverage	50%	28%	45.6%	-
<b>Accessory Structure</b>				
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Minimum Rear Yard Setback	10 feet	1.9 feet	1.9 feet	ENC
Minimum Side Yard Setback	5 feet	1.9 feet	1.9 feet	ENC
Maximum Height	15 feet	Not Provided	Not Provided	Unknown

ENC: Existing Nonconformity

**Variations**

A review of the application indicates that the property has the following existing nonconforming conditions:

- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements - Minimum Lot Area – A minimum lot area of 7,000 square feet is required for corner lots in the R-5 Zone, where 5,998 square feet exists and is not proposed to change.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements - Minimum Lot Width and Frontage (Willow Street) – A minimum lot width and frontage of 70 feet is required, where 54.3 feet exists and is not proposed to change.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements - Minimum Rear Yard Setback, Accessory Structure – A minimum 10-foot rear yard setback is required for accessory structures, where 1.9 feet exists and is not proposed to change.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements - Minimum Side Yard Setback, Accessory Structure - A minimum 5-foot side yard setback is required for accessory structures, where 1.9 feet exists and is not proposed to change.

The applicant has the following existing nonconforming conditions which will be exacerbated based upon the proposed improvements, requiring variances:

- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements - Minimum Front Yard Setback (Oak Place) -A minimum 25-foot front yard setback is required, where 8.7 feet exists, and 9.5 feet is proposed.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements – Minimum Rear Yard Setback – A minimum 30-foot rear yard setback is required, where 29.5 feet exists, and 23.8 feet is proposed.

### **Planning Comments**

1. The applicant shall provide testimony pertaining to all changes proposed.
2. The applicant has not updated the habitable floor area calculation for each of the options on the revised architectural drawings. Should the Board act favorably on the application, we recommend the HFA calculation, as well as the bulk chart/zoning calculations be updated on the drawings submitted for Resolution Compliance purposes.
3. The applicant is proposing a fixed stairway leading from the 2<sup>nd</sup> floor to the attic in each of the submitted options. Not enough information is provided to determine whether the attic space is considered a “habitable attic”.

Pursuant to Borough definitions, a habitable attic is defined as, “An attic which has an approved stairway as a means of access and egress and in which the ceiling area at a minimum height of seven feet above the attic floor is not more than 1/3 the area of the next floor below. The calculation of the height of the attic is as defined in the Uniform Construction Code.”

- a. The applicant shall provide testimony pertaining to whether the attic space is considered habitable, if additional variance relief is required, or if the stairs leading to the attic space are conceptual.
  - b. We note that the applicant will require d(4) FAR relief should the habitable floor area exceed 2,399.2 square feet (5,998 sq. ft. x 0.4).
4. The applicant has reduced the size of the proposed wood deck affixed to the rear of the dwelling; however, rear yard variance relief is still required. The initial proposal sought a 21.5-foot rear yard variance, where the revised options request a variance for 23.9 feet.

5. The applicant shall confirm that no changes are proposed to the 1<sup>st</sup> floor of the dwelling.

**Aerial Map of Property**

