

Memorandum

To: Chatham Township Zoning Board of Adjustment

From: Frank Banisch, PP/AICP

Date: February 13, 2024

Re: Chowdhury, Imran and Zeenat
93 Sunset Drive
Block 62.09, Lot 13
R-3 Residential District

We have reviewed the following information submitted by the applicant:

- a. Application for Board of Adjustment with attachments
- b. Land Use Ordinance Checklist
- c. *Chowdhury Property 93 Sunset Drive Lot Development and Steep Slopes Variance Plan*, prepared by Ryan Smith, P.E., dated July 7, 2023, consisting of five sheets.
- d. *New Construction Mr. and Mrs. Chowdhury, 93 Sunset Drive*, prepared by Gregory Ralph Architect, RA, dated July 31, 2023, consisting of eight (8) sheets.

1. BACKGROUND

- a. The parcel is located at 93 Sunset Drive, Block 62.09, Lot 13, consisting of 27,878 square feet. The site is currently developed with a 1-story single family dwelling.
- b. The property includes steep slopes, particularly in the rear. A wooded area is located in the back area of the lot.
- c. The applicant is proposing to construct a new single-family dwelling on the site, utilizing the footprint of the existing dwelling.



2. ZONING

- a. The property is located in the R-3 Residential District. The applicant is requesting the following variances:
 - Maximum Area of Disturbance of Steep Slopes Greater than 25% where 500 square feet is permitted, and 2,016 square feet is proposed (§30-96.24)

- Maximum Area of Disturbance of Steep Slopes 20- 25% where 1,000 square feet is permitted, and 1,038 square feet is proposed (§30-96.24)
- Proposed Grading includes change in existing grade that raises the elevation of the lot within five feet of the east and west property lines which is not permitted (§30-96.20.g.2)

3. COMMENTS

1. The proposed dwelling will utilize the footprint of the existing dwelling which will minimize overall site disturbance, however, the applicant should provide testimony as to any alternative designs were consider to minimize steep slope disturbance, especially in the 25% and greater areas.

2. The applicant proposes to remove trees as part of the construction process. Given the steep slope disturbance, this may result in substantial erosion during construction.



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3. Replacement trees and other mitigating vegetation should be proposed to offset the negative impacts if the Board approves this request.

4. We defer to the Board Engineer on the impact of grading and stormwater management requirements and any potential detriment to adjoining neighbors. However, the applicant should provide testimony on the positive and negative criteria for the requested variances and how any detriment to the neighbors will be mitigated.

5. Any approval by the Zoning Board should be conditioned upon approval by any other agency having jurisdiction.

cc: Kali Tsimboukis, Zoning Board of Adjustment Manager
 Zoning Board of Adjustment members
 Amanda Wolfe, Esq.
 John Ruschke, PE
 Ryan Smith, PE
 Gregory Ralph, AIA
 Imran and Zeenat Chowdhury, applicant