



# ABC SURVEYS, LLC

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## Professional Land Surveying and Engineering

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March 5, 2024

James G. Weber, Esq.  
Alfonso and Webber, LLC  
via email

RE: **PREVAILING FRONT YARD SETBACK ANALYSIS**

Tax Lot 16 in Block 20  
39 Susan Drive  
Township of Chatham

Dear Jim:

Regarding the proposed project at 39 Susan Drive, there is a provision for a prevailing front yard setback shown as a footnote in Appendix I, Schedule of Zoning Requirements. The footnote (which appears to be incorrectly referenced) states:

*“Except that if there are three or more developed lots on the same side of the street within 200 feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as 50 feet then the front yard of the undeveloped lot shall not be required to be deeper than the deepest front yard of such developed lots, provided, however, that in no event shall the front yard of the undeveloped lot be less than 35 feet.”*

Accordingly, to analyze field conditions with regards to the prevailing front setback, survey field data was collected on February 29, 2024 and the following are the results of the data gathering and analysis for the existing prevailing front yard setback data within 200 feet of the subject property:

Block 20, Lot 14 (#20 Marian Lane)	=	34.7 feet
Block 20, Lot 15 (#43 Susan Drive)	=	28.1 feet
Block 20, Lot 17 (#35 Susan Drive)	=	27.8 feet
Average Front Yard Setback = $90.6/3$	=	30.2 feet

There is no dwelling currently existing on Lot 18, which is within 200 feet of the subject property. The dwelling on Lot 19 has an existing front setback of 27.6 feet. The dwellings on either side of the subject property are the most visually relevant to the proposed development on the subject property and those dwellings are set at about 28 feet, which is consistent with the dwelling on Lot 19. The corner lot, Lot 14, does not involve the same topographic changes that the other lots do which is a likely contributor to the increased front yard setback.

If you have any questions or require further analysis, please do not hesitate to contact me.

Very truly yours;

Andrew B. Clarke, PLS, PE