DELANCO TOWNSHIP
JOINT LAND USE BOARD
2017 ANNUAL REPORT OF VARIANCES

1. APPLICANT – HARDCASTLE, JAMES M.

Property Designation – Block 1303, Lot 23, L/W Zone, 300 Burlington Avenue

The board denied a use variance and a subsection d(5) density variance to permit the conversion of a vacant commercial space into an efficiency/studio apartment. The application was denied because (1) the board did not accept that the applicant had exhausted all possible avenues to overcome the obstacles to the continued commercial use of the building; (2) the applicant had not explored the possibility of incorporating the space into the existing first floor apartment; and (3) the proposed conversion would increase the nonconforming use (two dwelling units where only one is permitted) in precisely the way the master plan and zoning ordinance have been enacted to combat. The proposed variances could not be granted without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

2. APPLICANT – GRAVELLY HOLLOW ROAD ASSOCIATES, LLC

Property Designation – Block 2100.01, Lot 50.08, PRD/AH Zone, 1 John Maher Way

The Board granted a front yard setback variance to allow a front porch to encroach two (2) feet into the required front yard setback because Delanco Township's master plan and zoning ordinance encourage the construction of homes with front porches and the deviation would be virtually unnoticeable because the porch is adjacent to an open area on Emery Way.

3. APPLICANT – GRAVELLY HOLLOW ROAD ASSOCIATES, LLC

Property Designation – Block 2100.12, Lot 7, PRD/AH Zone, 14 John Maher Way

The Board granted a side yard setback variance to allow a porch to encroach two (2) feet, one (1) inch into the required side yard setback because only the rear corner, not the whole porch will encroach into the required side yard and the deviation will always be virtually impossible to detect because the side yard in question is adjacent to an open space lot which is deed restricted against future development.

The Delanco Township Joint Land Use Board does not recommend any zoning ordinance changes based on the information contained in this report.