
Preliminary List of Variances & Waivers

April 2024

**Heart of Camden
Proposed Makerspace Addition
Block 480, Lot 27
1811 Broadway
City of Camden, Camden County, NJ**

Variances

- Schedule of Zoning Requirements §870-66 – Minimum Lot Width (20.0 FT lot width required, 19.0 FT existing, 19.0 FT proposed) – **Existing non-conformance – no change proposed.**
- Schedule of Zoning Requirements §870-66 – Minimum Rear Yard Setback (30.0 FT rear yard setback required, 44.9 FT existing, 10.0 FT proposed) – **Variance relief requested.**
- Schedule of Zoning Requirements §870-66 – Minimum Side Yard Setback (20.0 FT side yard setback required, 0 FT existing, 0 FT proposed) – **Existing non-conformance – no change proposed.**
- Schedule of Zoning Requirements §870-66 – Maximum Building Coverage (80% building coverage maximum, 55.4% existing, 82.0% proposed) – **Variance relief requested.**
- Schedule of Zoning Requirements §870-66 – Maximum Impervious Coverage (80% impervious coverage maximum, 68.9% existing, 100.0% proposed) – **Variance relief requested.**
- §870-230.F – Parking Requirements (refer to accompanying Site Plan drawings & Proposed Parking Summary) – **Variance relief requested.**

Design Waivers:

- §870-230 A. – In all zoning districts, at the time any building or structure is erected, enlarged, or increased in capacity, there shall be provided off-street parking for automotive, bicycle and other vehicles and off-street loading facilities in accordance with the requirements set forth herein as well as the parking space requirements for the handicapped contained in P.L. 1975, Chapter 221, and the applicable provisions of the Americans With Disabilities Act of 1990 requiring parking spaces for the handicapped. All required parking and loading facilities shall be paved with an all-weather impervious surface and shall be completed prior to the issuance of a certificate of occupancy. The construction, alteration, or enlargement of any public or private parking or loading area or of accesses to such area(s) shall require site plan approval by the Planning Board.

No onsite parking is proposed. All parking for the proposed makerspace addition shall be handled by street parking and the parking lot within Block 486, Lots 10, 33-36 & 89.

- §870-230 L - All required parking spaces shall be on the same lot or tract of land as the building or use to which they are accessory unless the Planning Board or Zoning Board of Adjustment, as part of the site plan review, shall approve collective off-street parking facilities for two or more buildings or uses on contiguous lots. The total number of spaces in such collective off-street parking facilities shall be not less than the sum of the spaces required for the individual uses, computed separately. Such approval shall be granted only subject to the submission of appropriate deed restrictions, acceptable to the Planning Board or Zoning Board Attorney, guaranteeing the availability of such facilities throughout the life of the buildings of uses to which they are proposed to be accessory.

No onsite parking is proposed. All parking for the proposed makerspace addition shall be handled by street parking and the parking lot within Block 486, Lots 10, 33-36 & 89.

Checklist Waivers

- Item # 16 – Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally sensitive area within 200’ of tract

An Aerial Map is provided within the Site Plan drawings that depicts imagery of the surrounding areas. The site plan drawings show local topography, existing streets and right-of-way. There are no water courses or wetlands anticipated within 200’ of the tract. Therefore, a waiver from this requirement is requested.

- Item # 17 – Topographical features of subject property from USGS 7.5-minute maps

Topographical information shown on the Site Plan drawings was recorded in the field and is shown in the NAVD 88 vertical datum. Therefore, a waiver from this requirement is requested.

- Item # 18 – Boundary, limits, nature and extent of wooded areas, specimen trees and other significant features.

There are no wooded areas or trees within the boundaries of the site. Therefore, a waiver from this requirement is requested.

- Item # 21 – Soil erosion and sediment control plan if more than 5000 sq. ft.

The proposed development will not result in more than 5,000 SF of disturbance. Therefore, a waiver from this requirement is requested. A formal exemption request from the local SCD is pending.

- Item # 25 – Landscape plan and details

No landscaping is proposed. Therefore, a waiver from this requirement is requested.

- Item # 26 – Site identification signs, traffic signs, and directional signs

No signs are proposed. Therefore, a waiver from this requirement is requested.

- Item # 27 – Sight triangles

No driveways or connections to existing roads are to be proposed, thus sight triangles are not necessary. Therefore, a waiver from this requirement is requested.

- Item # 28 – Vehicular and pedestrian circulation patterns

No sidewalks or parking lots are proposed. Therefore, a waiver from this requirement is requested.

- Item # 29 - Parking plan indicating spaces, size and type aisle width internal collectors, curb cuts, drives and driveways and all ingress and egress areas with dimensions

No parking areas, curb cuts, drives or driveways are proposed. Therefore, a waiver from this requirement is requested.

- Item # 31 – Environmental impact report, parcels 2 acres or larger

The property-in-question is less than 2 acres in size. Therefore, a waiver from this requirement is requested.