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July 1, 2025  
22200 78

Re: Narcisi – Addition  
**Bulk Variance**  
17 Heritage Road  
Block 27.12, Lot 37  
Application # Z25-15

Ms. Jennifer Newton, Board Secretary  
Township of Evesham  
984 Tuckerton Road  
Marlton, NJ 08053

Dear Ms. Newton:

Our office has reviewed a Bulk Variance application for the proposed construction of an approximate 160 SF addition along the Knox Boulevard frontage. The property is a 1-story single-family dwelling currently improved with a concrete walk, driveway, concrete patio, wooden fence and landscaping. The applicant is seeking bulk relief for exceeding the required Rear Yard Setback.

The zoning district is Medium Density (MD). The single-family detached dwelling is a permitted use within the zoning district. The dwelling is located on a street of similar type dwellings at the intersection of Heritage Road and Knox Boulevard.

#### **Submitted Application Materials**

We have reviewed the following documents which were submitted in support of the application:

1. Township of Evesham Land Development Application with Building and Lot Coverage Worksheet.
2. Site Plans & Data, Plans & Notes, Sections & Elevations plans prepared by Lancelot Eisenhart Architectural, LLC., dated March 21, 2025.
3. Surveys, prepared by Lancelot Eisenhart Architectural, LLC., dated May 16, 2025.
4. Zoning Permit Application Denial Memo dated May 12, 2025.

#### **General Information**

Owner/ Applicant: Christopher A. Narcisi  
17 Heritage Road  
Marlton, NJ 08053

Architect: Lancelot Eisenhart Architectural  
22 Cyrus Avenue, Pitman, NJ 08071  
[eise.lance@gmail.com](mailto:eise.lance@gmail.com)  
[lance@learchitectural.com](http://lance@learchitectural.com)

**Zoning Review**

The property is located entirely in Medium Density (MD) zoning district. The following area and bulk requirements apply to this application:

1. Per §160-64B.(2), single family dwellings are a principal permitted use.
2. The following area and bulk requirements apply to this application:

**Area and Bulk Requirements – MD Zoning District:**  
*§160-64 and Attachment 11*

<b>Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Status</b>
<b>Principle Structure</b>				
Min. Lot Area	10,000 SF	10,188 SF	N/C	C
Min. Lot Width at Setback	80 FT	120.20 FT	N/C	C
Min. Front Yard Setback	30 FT	30.6 / 34.6 FT	30.6 / 30.083 FT	C
Min. Rear Yard Setback	25 FT	16.9 FT	13.62 FT	V
Min. Side Yard Setback	10 FT	27.8 FT	N/C	C
Max. Impervious Cover (Percent)	45 %	20.95%	22.52%	C
Max. Building Height	35 FT	unknown	N/C	C

C = Conforming; N/C = No Change; V = Variance required; ENC = Existing Non-Conforming

**Variances**

1. Per §160-64, Attachment 11, the minimum rear yard setback in this zoning district is 25 FT. The existing rear yard setback is approximately 16.9 FT. The proposed improvements will provide a rear yard setback of 13.62 FT. A variance is required.

The Applicant has the burden of proof to justify the variance, by testimony or other means, by using either the c(1) or c(2) proofs.

For c(1) variances the Applicant must demonstrate that strict application of the zoning requirement would have “peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Applicant arising out of:

- a. The exceptional narrowness, shallowness, or shape of a specific piece of property, or By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- b. By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.”

For c(2) variances the Applicant must demonstrate that:

- a. The purposes of the Municipal Land Use Law (MLUL) would be advanced by a deviation from strict application of the zoning requirement;
- b. The variance can be granted without substantial detriment to the public good;
- c. The benefits of the deviation would substantially outweigh the detriment; and
- d. The variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

**General Comments**

1. It is noted that the zoning chart above was populated by our office by scaling the provided survey. A zoning chart should be provided to reference the bulk requirements for the MD zoning district. The survey should portray all required dimensions.
2. A note should be provided on the plan stating that any damage to the existing sidewalk, curb and driveway apron will be repaired or replaced at the request of the Township engineer.

3. The applicant should provide testimony regarding the existing landscaping and if any is proposed to be removed or added.
4. Grading is not depicted on the plan. The applicant should provide testimony regarding any grading that may be required as a result of the construction of the proposed deck. Changes, if any, to existing drainage patterns should be discussed.

**Administrative**

5. We reserve the right to make further comments in our review of plans should additional information become available to address this initial review.

Should you or the applicant have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Rakesh R. Darji, PE, PP, CME, CFM  
Zoning Board Engineer

RRD/jnc

cc: Matthew Wieliczko, Esq., Board Solicitor, via email [mwieliczko@zwattorneys.com](mailto:mwieliczko@zwattorneys.com)  
Jessica DeCord and Joesph Sanchez, Applicants, via email [REDACTED]

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