

Lambertville City

Block 1020 Lot 2; #115 North Union Street

September 16, 2019

Completeness Comments

Materials reviewed:

1. *Proposed Porch Stair and Landscape Plan for the Dietrich-Hath Residence, 115 North Union Street Lambertville, NJ, prepared by Gary R. O'Connor, Architect, one sheet dated August 22, 2019.*
2. *Plan of Survey Lot 2 Block 1010 prepared by Vincent J. Rigelon LS one sheet dated December 21, 2018.*
3. *Application package.*

**A. Property Description**

1. The property is improved with a single-family dwelling and in-ground swimming pool. It is in the R-2 zone district.
2. The property is a "through lot" with frontage on Clinton Street in the rear. Therefore, the Clinton Street side of the lot is also a front yard for zoning purposes.
3. Fences are an allowed accessory use in accordance with Section 507.

**B. Project Description.**

1. Applicant requests relief for a 48-inch existing fence in the front yard when a maximum height of 36 inches is permitted. A 48-inch fence height is required to comply with the requirements of for the in-ground swimming pool. The fence is located in the Union Street front yard and along a portion of the south property line.

**C. Information to be submitted to be scheduled for a public hearing:**

Submit the following information:

1. Fence setback from possible right-of-way line (tax map) in front (Union Street);
2. Photographs or fence details (or supplementary text) to provide:
  - a. Fence material and style;
  - b. Fence post height;
  - c. The typical dimension between fence openings on sketch;
  - d. Evidence the finished fence side is facing the street and the abutting property;
  - e. Pool compliant gate detail (self-closing and self-locking); and,
  - f. Clarify (highlight) the specific fence segment recently installed.

3. Copy of certification from Tax Collector that the taxes are up to date for the parcel.
4. Evidence of approval of the D&R Canal Commission for fence.

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