

Borough of Haddonfield
New Jersey

Application Current As Of 6/3/2021

FOR OFFICE USE ONLY: (DO NOT WRITE IN THIS SPACE)

APPLICATION TO: PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

DATE APPLICATION FILED: _____

DATE DEEMED COMPLETE: _____

TIME PERIOD EXPIRES: _____

DIGITAL COPIES ARE REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 49 GROVE STREET
- (B) OWNER OF SUBJECT PROPERTY: PARMAST, LLC
- (C) OWNER'S MAILING ADDRESS: LISTED UNLISTED 208 ATLANTIC AVENUE
OCEAN CITY NJ 08226
- (D) OWNER'S TELEPHONE NUMBER: 856-625-7313
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
- (D) OWNER'S FAX NUMBER: None
OWNER'S FAX NUMBER: _____
- (F) APPLICANT'S FULL LEGAL NAME: DAVID SIEDELL AND KATHLEEN SIEDELL
- (G) APPLICANT'S MAILING ADDRESS LISTED UNLISTED 501 CHEWS LANDING ROAD
HADDONFIELD NJ 08033
- (H) APPLICANT'S TELEPHONE NUMBER: 856-287-4665
APPLICANT'S TELE. NUMBER: _____
- (I) APPLICANT'S EMAIL ADDRESS: KMSIEDELL@HOTMAIL.COM
APP CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL:
- (J) APPL OTHER (Specify): _____

NOTE: IF APPLICANT IS A CORPORATION OR PARTNERSHIP, APPLICANT MUST ATTACH A LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING A 10% INTEREST OR GREATER IN THE CORPORATION OR PARTNERSHIP

- (K) THE RELATIONSHIP OF APPLICANT TO PROPERTY-OWNER IS: _____
- NOTE: IF OWNER: _____ TENANT OR LESSEE: _____ CONTRACT PURCHASER:
- (L) THE OTHER (Specify): _____

NOTE: IF APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY, APPLICANT MUST OBTAIN AND SUBMIT A COPY OF THIS APPLICATION SIGNED BY THE OWNER IN THE SPACE PROVIDED IN SECTION 7.

- (M) CONTACT'S FULL LEGAL NAME: JOHN J. MASTER JR
- (N) CONTACT'S MAILING ADDRESS: LISTED UNLISTED } SEE ABOVE
RE: PARMAST LLC
- (O) CONTACT'S TELEPHONE NUMBER: LISTED UNLISTED }
CONTACT'S TELE. NUMBER: _____
CONTACT'S FAX NUMBER: _____
- (P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: MANAGERIAL MEMBER
- (Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: PARENT / CHILD

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 49 GROVE STREET
 (B) SUBJECT PROPERTY'S BLOCK: 13.01 LOT(S): 12
 (C) SUBJECT PROPERTY'S ZONE: R-6
 (D) THE SUBJECT PROPERTY IS APPROXIMATELY 110 FEET FROM THE INTERSECTION OF GROVE STREET AND GLOVER AVENUE
 (E) DIMENSIONS OF THE SUBJECT PROPERTY: 149' X 220'
 (F) AREA (S.F.) 32,780

(G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: NO
 (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: YES
 (G) (3) ADJACENT TO OTHER COUNTY LAND: NO
 (G) (4) ADJACENT TO STATE HIGHWAY: NO

(H) HAS THE SUBJECT PROPERTY BEEN THE SUBJECT OF A PLANNING BOARD HEARING, OR ZONING BOARD OF ADJUSTMENT HEARING? YES _____ NO X
 NOTE: IF THE ANSWER TO THE PREVIOUS QUESTION IS YES, APPLICANT MUST ATTACH A COPY OF THE WRITTEN DECISION OF THE PLANNING BOARD, ZONING BOARD OF ADJUSTMENT OR HISTORIC PRESERVATION COMMISSION HERETO.

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF FOR A VARIANCE

(A) PROPOSAL: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "PROPOSAL" SETTING FORTH THE PROPOSED PHYSICAL CHANGES, IF ANY, TO THE SUBJECT PROPERTY. APPLICANT MUST ALSO SET FORTH THE CURRENT USE AND PROPOSED USE OF THE SUBJECT PROPERTY. ONE DIGITAL COPY OF APPLICATION AND OF ALL PLANS SHALL BE SUBMITTED.

(B) REASON(S) FOR RELIEF: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "REASON(S) FOR RELIEF" SETTING FORTH THE GROUNDS UPON WHICH RELIEF FROM THE ORDINANCE IN QUESTION IS REQUESTED AND WHICH MUST SHOW COMPLIANCE WITH "BURDEN OF PROOF" REQUIREMENTS.

(C) NATURE OF APPLICATION - CHECK APPROPRIATE ITEMS:

- (1) APPEAL OF ACTION OF ADMINISTRATIVE OFFICER _____
- (2) INTERPRETATION OF ZONING ORDINANCE OR MAP _____
- (3) CONDITIONAL USE APPROVAL OR VARIANCE _____
- (4) VARIANCE: "C" - VARIANCE _____
 "D" - USE VARIANCE USE VARIANCE
 "D" - NON-USE VARIANCE _____
- (5) (a) SUB DIVISION _____
- (5) (b) SUB DIVISION APPLICATION TO FOLLOW _____
- (6) (a) SITE PLAN _____
- (6) (b) SITE PLAN WAIVER YES
- (7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS _____
- (8) EXCEPTION TO THE OFFICIAL MAP _____
- (9) CERTIFICATE OF NONCONFORMITY _____

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:
 SECTION: 135-31 SUB-SECTION: A. (1) REQUIRED: SFR PROPOSED: MIXED RESIDENTIAL AND OFFICE
 SECTION: _____ SUB-SECTION: _____ REQUIRED: _____ PROPOSED: _____
 SECTION: _____ SUB-SECTION: _____ REQUIRED: _____ PROPOSED: _____

SECTION: _____ SUB-SECTION: _____ REQUIRED: _____ PROPOSED: _____
NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE
ADDITIONAL VARIANCES REQUESTED HERETO.

SECTION 4 - INFORMATION ABOUT PROFESSIONALS/EXPERTS

THE FOLLOWING PROFESSIONALS AND/OR EXPERTS WILL ASSIST AND/OR REPRESENT
THE APPLICANT IN CONNECTION WITH THIS APPLICATION:

- (A) ATTORNEY: John J. Master Jr
- (B) ENGINEER: _____
- (C) ARCHITECT: THOMAS WAGNER
- (D) PLANNER: _____
- (E) OTHER (Specify): _____

NOTE: ALTHOUGH NOT REQUIRED, THE BOARD RESPECTFULLY REQUESTS THAT THE
APPLICANT ATTACH HERETO A LIST OF THE NAMES, ADDRESSES AND PHONE NUMBERS
OF ANY PROFESSIONALS AND/OR EXPERTS LISTED ABOVE.

SECTION 5 - INFORMATION ABOUT REQUESTED EXHIBITS

NOTE: A ALL TWENTY (20) SETS NEED TO BE COLLATED.

- (A) TWENTY (20) COPIES OF THIS APPLICATION;
- (B) TWENTY (20) COPIES OF STATEMENT ENTITLED "PROPOSAL";
- (C) TWENTY (20) COPIES OF STATEMENT ENTITLED "REASON(S) FOR RELIEF";
- (D) TWENTY (20) SETS OF PLANS:

11X17 PLANS ARE PREFERRED

- (B) (1) TWENTY (20) SETS OF CURRENT AND PROPOSED SURVEYS;
- (B) (2) TWENTY (20) SETS OF CURRENT AND PROPOSED FLOOR PLANS;
- (B) (3) TWENTY (20) SETS OF CURRENT ELEVATION DRAWINGS OR PHOTOGRAPHS;
- (B) (4) TWENTY (20) SETS OF PROPOSED ELEVATION DRAWINGS.

NOTE: EVERY PAGE OF EVERY PLAN MUST HAVE THE NAME OF THE
APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

SECTION 6 - APPLICANT'S VERIFICATION

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE
STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION
WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING
STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.

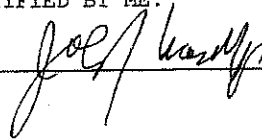
Kathleen Siedell Dan C Siedell
(APPLICANT'S SIGNATURE)

DAVID SIEDELL / KATHLEEN SIEDELL

SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT _____
IN THE COUNTY OF _____ AND THE STATE OF _____
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS 49 GROVE STREET
BLOCK(S) 13.01 LOT(S) 12 ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD, WHICH IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

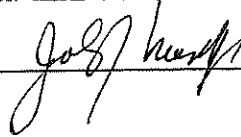
PARMAST LLC
(OWNER'S SIGNATURE)



SECTION 8 - OWNER'S CONSENT TO SITE VISIT

I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
THIS APPLICATION FOR THE LIMITED PURPOSES OF VERIFYING THE ACCURACY OF THE
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.

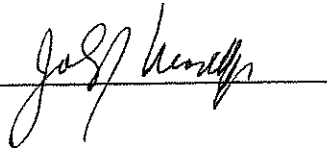
PARMAST LLC
(OWNER'S SIGNATURE)



SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY SUBMITTED FOR THIS APPLICATION IS
CORRECT AND SHOWS THE CURRENT EXISTING CONDITIONS AND IMPROVEMENTS OF THE
PROPERTY INCLUDING ALL, PATIOS, WALKWAYS, DRIVEWAYS AND ANY OTHER
IMPROVEMENTS ON THE PROPERTY.

PARMAST LLC
(OWNER'S SIGNATURE)



**BOROUGH OF HADDONFIELD
ZONING WORKSHEET**

BLOCK 13.01 ADDRESS 49 GROVE STREET
 LOT 12 OWNER PARMAST LLC; APPLICANT IS CONTRACT PURCHASER
 ZONE R-6 PROPOSAL CONVERT 2d FLOOR OFFICE SPACE TO RESIDENTIAL USE

PROPERTY USE	EXISTING 1st & 2d FLOOR OFFICE 3d FLOOR APARTMENTS	PROPOSED 1st FLOOR OFFICE 2d FLOOR OWNER OCCUPIED RESIDENCE 3d FLOOR APARTMENT	REQUIREMENTS	VAR. REQUIRED USE VARIANCE
LOT AREA / SQFT	<u>32,500</u>	<u>NO CHANGE</u>		<u>NO</u>
BUILDING AREA, %	<u>6.3%</u>	<u>NO CHANGE</u>		<u>NO</u>
IMPERVIOUS AREA, %	<u>44.5%</u>	<u>NO CHANGE</u>		<u>NO</u>
LOT FRONTAGE	<u>149.42</u>	<u>NO CHANGE</u>		<u>NO</u>
LOT DEPTH	<u>218 AND 220</u>	<u>NO CHANGE</u>		<u>NO</u>
FRONT YARD SETBACK (135 ATTACHMENT 7)	<u>10.81</u>	<u>NO CHANGE</u>	<u>EXISTING</u>	<u>CONDITION VARIANCE</u>
SIDE YARD - SINGLE	<u>29.04</u>	<u>NO CHANGE</u>		<u>NO</u>
AGGREGATE SIDE YARD	<u>116</u>	<u>NO CHANGE</u>		<u>NO</u>
REAR YARD SETBACK	<u>128</u>	<u>NO CHANGE</u>		<u>NO</u>
NEW STRUCT. HEIGHT	<u>NOT APPLICABLE</u>			<u>NO</u>
ACC. BUILDING HEIGHT	<u>NOT APPLICABLE</u>			<u>NO</u>
ACC. SETBACKS	<u>NOT APPLICABLE</u>			<u>NO</u>
PARKING SPACES	<u>22</u>	<u>NO CHANGE</u>		<u>NO</u>

OTHER ITEMS REQ'D: SITE PLAN WAIVER

SEASONAL HIGH WATER INSPECTION _____

GRADING PLAN REVIEW _____

ZONING OFFICERS COMMENTS: _____

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Kathleen Siedell, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 13.01 AND LOT(S) 12

SINCERELY,

Kathleen Siedell
(Signature of Person Requesting List)

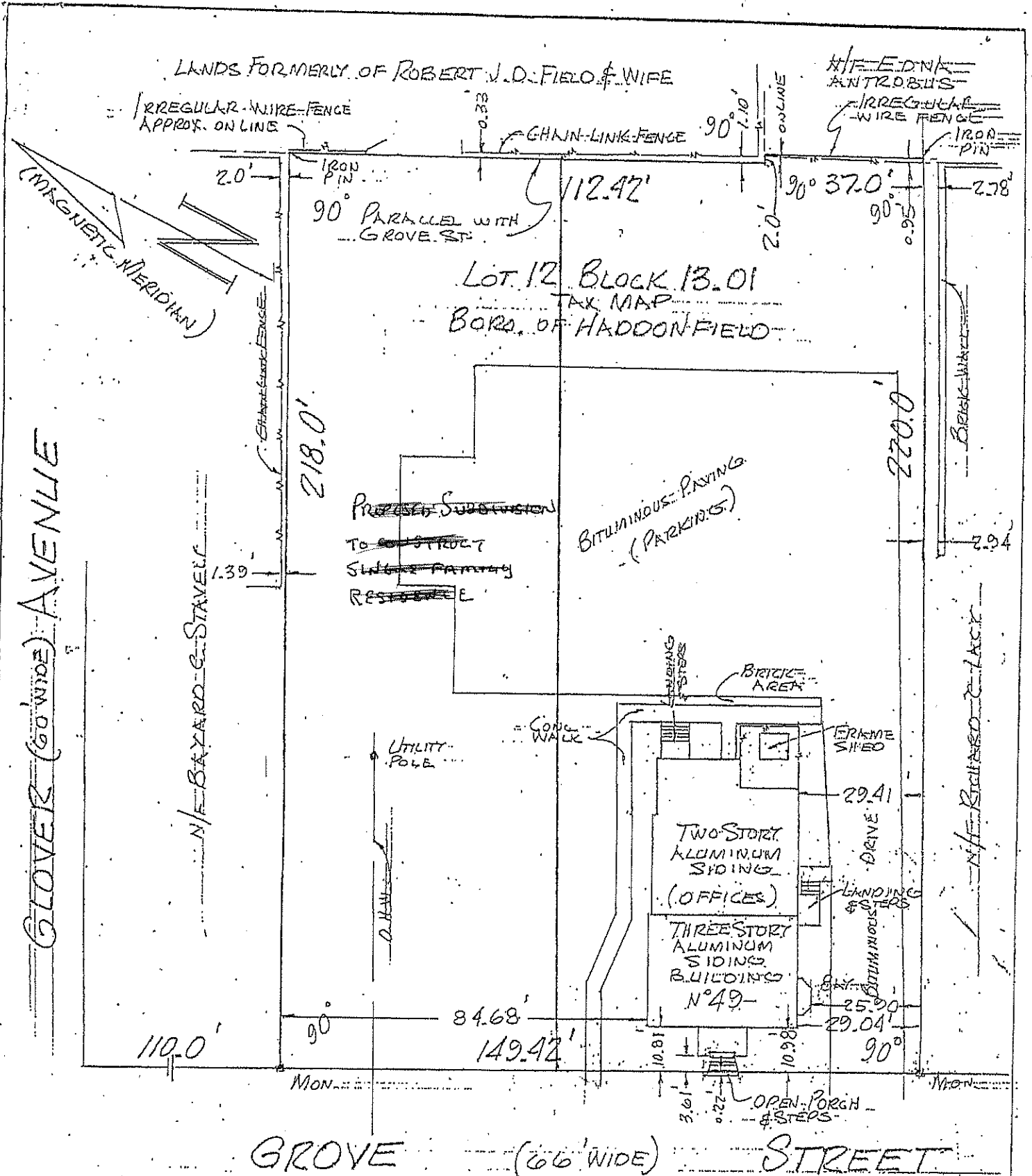
(PRINT name of Person Requesting List)

PROPOSAL

Applicant proposes physical changes to the existing office space on the second floor whereby the entire second floor consisting of approximately 2000 SF would be converted into a 3 bedroom, 2 bath owner occupied residential living unit.

REASONS FOR RELIEF

Although the building is in the R-6 zone, the entire first and second floors are permitted as a pre-existing, non-conforming office use. Applicant's proposal effectively reduces the intensity of the allowed non-conforming use by substituting a residential use permitted in the R-6 zone. Accordingly, the proposed reduction of the intensity of the non-conforming office use establishes special reasons. Thus the grant of a variance serves to minimize the non-conformity. Not only is there no detriment to the public good, the conversion to residential use serves to advance conformity with the zone plan and ordinance.



HUDSON-UNITED BANK, ITS SUCCESSORS AND/OR ASSIGNS
 CONGRESS TITLE DIVISION / FIDELITY NATIONAL TITLE INSURANCE COMPANY

TO PARMAST, LLC

any insurer, or Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

R.W. Humphries

R.W. HUMPHRIES, P.L.S.
 N.J. Lic. 12677
 Date of Survey = JAN 5, 1999

Walter H. Macnamara Assoc., Inc.
 Professional Land Surveyors
 813 Haddon Ave., Collingswood, N.J. 08108

Survey of Premises

N° 49 GROVE STREET
BORO. OF HADDONFIELD
CAMDEN Co. New Jersey

Scale: 1" = 30'

609-854-5229