

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: _____

OFFICE
COPY

DIGITAL COPIES ARE REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 115 Fowler Ave
- (B) OWNER OF SUBJECT PROPERTY: Brent Elder and Andre Scheepers
- (C) OWNER'S MAILING ADDRESS: LISTED UNLISTED
- (D) OWNER'S TELEPHONE NUMBER: 805-570-4170
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
- (E) OWNER'S FAX NUMBER: N/A
OWNER'S FAX NUMBER: _____
- (F) APPLICANT'S FULL LEGAL NAME: Brent Carson Elder & Andre Stefan Scheepers
- (G) APPLICANT'S MAILING ADDRESS: LISTED UNLISTED
- (H) APPLICANT'S TELEPHONE NUMBER: 805-570-4170
APPLICANT'S TELE. NUMBER: _____
- (I) APPLICANT'S EMAIL ADDRESS: brentelder2011@gmail.com
APP CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL:
- (J) APPL OTHER (Specify): N/A

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: N/A
- 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: N/A
- (N) CONTACT'S MAILING ADDRESS: _____ LISTED _____ UNLISTED
- (O) CONTACT'S TELEPHONE NUMBER: _____ LISTED _____ UNLISTED
CONTACT'S TELE. NUMBER: _____
CONTACT'S FAX NUMBER: _____
- (P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: _____
- (Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: _____

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 118 Fowler Ave
(B) SUBJECT PROPERTY'S BLOCK: 32 LOT(S): 6-02
(C) SUBJECT PROPERTY'S ZONE: P-9
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 220 FEET FROM THE
INTERSECTION OF Ellis St AND Fowler Ave
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 15.44' x 72.50'
(F) AREA (S.F.): _____

(G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: _____
(G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: N/A
(G) (3) ADJACENT TO OTHER COUNTY LAND: N/A
(G) (4) ADJACENT TO STATE HIGHWAY: N/A

(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 _____
"D" - NON-USE VARIANCE _____
(5) (a) SUB DIVISION _____
(5) (b) SUB DIVISION APPLICATION TO FOLLOW _____
(6) (a) SITE PLAN _____
(6) (b) SITE PLAN WAIVER _____
(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: 135-34 SUB-SECTION: D(2)(b) REQUIRED: 4' PROPOSED: 2-3/8"
SECTION: 135-34 SUB-SECTION: D(2)(d) REQUIRED: 25' PROPOSED: 22'
SECTION: 135-34 SUB-SECTION: D(4)(a) REQUIRED: 30% PROPOSED: 48%

SECTION: 135-34 SUB-SECTION: D(4)(b) REQUIRED: 50% PROPOSED: 67%
NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE
ADDITIONAL VARIANCES REQUESTED HERETO. 135-86 (B)(1) Req: 2 spaces Prop: 0 Spaces.

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: _____
(B) ENGINEER: _____
(C) ARCHITECT: Jeffrey Brunner, AIA, LEED AP
(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.



(APPLICANT'S SIGNATURE)

SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT 118 Fowler Ave
IN THE COUNTY OF Camden AND THE STATE OF NJ
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS 118 Fowler Ave
BLOCK(S) 32 LOT(S) 6-02 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.

[Signature]
(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.

[Signature]
(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.

[Signature]
(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Brent Elder, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 32 AND LOT(S) 6-02

SINCERELY,

Brent Elder

(Signature of Person Requesting List)

Brent Elder

(PRINT name of Person Requesting List)

**BOROUGH OF HADDONFIELD
ZONING WORKSHEET**

BLOCK _____ ADDRESS _____
 LOT _____ OWNER _____
 ZONE _____ PROPOSAL _____

	EXISTING	PROPOSED	REQUIREMENTS	VAR. REQUIRED
PROPERTY USE	<u>SFR</u>	<u>SFR</u>	<u>SFR</u>	<u>no</u>
LOT AREA / SQFT	<u>1,119sf</u>	<u>1,119sf</u>	<u>4,000sf</u>	<u>Yes</u>
BUILDING AREA, %	<u>48%</u>	<u>48%</u>	<u>30%</u>	<u>Yes</u>
IMPERVIOUS AREA, %	<u>65%</u>	<u>67%</u>	<u>50%</u>	<u>Yes</u>
LOT FRONTAGE	<u>14.55'</u>	<u>14.55'</u>	<u>40'</u>	<u>Yes</u>
LOT DEPTH	<u>72.50'</u>	<u>72.50'</u>	<u>100'</u>	<u>Yes</u>
FRONT YARD SETBACK (135 ATTACHMENT 7)	<u>0'</u>	<u>0'</u>	<u>5'</u>	<u>Yes</u>
SIDE YARD - SINGLE	<u>2 3/8"</u>	<u>2 3/8"</u>	<u>4'</u>	<u>Yes</u>
AGGREGATE SIDE YARD	<u>5' 1/4"</u>	<u>5' 1/4"</u>	<u>16'</u>	<u>Yes</u>
REAR YARD SETBACK	<u>28'-8"</u>	<u>22'</u>	<u>25'</u>	<u>Yes</u>
NEW STRUCT. HEIGHT	<u>13'-0"</u>	<u>13'-11"</u>	<u>35'</u>	<u>No</u>
ACC. BUILDING HEIGHT	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
ACC. SETBACKS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
PARKING SPACES	<u>0</u>	<u>0</u>	<u>2</u>	<u>Yes</u>

OTHER ITEMS REQ'D:

SEASONAL HIGH WATER INSPECTION _____

GRADING PLAN REVIEW _____

ZONING OFFICERS COMMENTS: _____

JEFFREY BRUMMER ARCHITECTS

212 Morgan Avenue, Haddon Township, New Jersey 08108

P: 856.425.2440 jeff@jjbarch.com www.jjbarch.com

Tavis Karrow

Director of Community Development

Borough of Haddonfield

September 27, 2022

RE: Zoning Board of Adjustment

Hello Tavis,

We are pleased to submit plans for a new rear addition to replace an existing enclosed porch to the property at 118 Fowler Avenue, Haddonfield. We are also proposing to create a deck to replace an existing concrete slab patio. We are seeking a variance from Zoning Ordinance 135-34D(2)(b) single side yard and 135-34D(2)(b) rear yard setbacks for the installation of the rear addition and the deck. We are also seeking variances for 135-34D(4)(b) impervious coverage of 67% where 50% is required, 135-34D(4)(a) building coverage of 48% where 30% is required, and 135-86(B)(1) where 0 off street parking spaces are provided where 2 off street parking spaces are required.

The property at 118 Fowler Avenue is a brick row house that is located in the middle of 6 connected row houses. A shared covered alley provides access to the individual rear yards from the street. The property is 1,119 square feet and 15.44' wide where the requirements are 4,000 square feet of area and 40' of width for the R9 zoning district.

Proposed Changes

The owners of 118 Fowler Avenue, Brent and Andre, would like to replace an existing rear enclosed porch that is poor condition with a new addition that is insulated and has a proper foundation to add some more living space to their two-story row home. Brent and Andre would also like to replace a rear wood stair attached to the enclosed porch and the concrete slab patio with a new deck and stair from the new addition. Our plans call for the new one-story addition (10'-0" wide x 4'-7" deep) to be constructed in the footprint of the existing enclosed porch with a crawl space foundation so that the addition floor is level with the rest of the first floor. The proposed deck shall be one step down from the floor level and is 9'-0" wide x 11'-0" deep including the stair down to the back yard. A portion of the existing concrete patio shall remain to serve as a landing for the stair and a path to the side yard. The addition will have a shed roof that is very similar to the former enclosed porch roof. Demolishing the enclosed porch and creating a new addition in the footprint will allow us to create an addition that is properly insulated and will have a full foundation to comply with current building codes.

JEFFREY BRUMMER ARCHITECTS

212 Morgan Avenue, Haddon Township, New Jersey 08108

P: 856.425.2440 jeff@jbjbarch.com www.jbjbarch.com

Reasons For Relief

Brent and Andre are trying to improve their house by removing an enclosed porch that is in poor shape and does not have adequate insulation or footing and foundations. We believe that this will be an improvement to the property and neighboring properties by replacing a poorly built enclosure and wood stair with a new addition that meets current building codes.

We also believe that the proposed addition and deck shall be consistent with the feel and character of the neighborhood and the section of row homes in particular. The street façade view and the use and character of the covered alleys shall not be impacted by our proposed change.

The lot is undersized for the R9 zoning district by 2,881 square feet and almost 25 feet narrower and 27 feet shorter than what is required. Off street parking is not available for these row houses and there is no easement or alley or drive to accommodate off street parking.

We believe that Condition 1 applies to our proposal based on the size of the existing lot and building being considerably less than the minimum required for the zone. We also believe that Condition 2(B) applies to our proposal because the proposed addition and deck is consistent with the use and design of the neighboring row houses and will not cause a detriment.

We appreciate your review and consideration of our application and design and look forward to presenting it to you.

Thank you,



Jeff Brummer, AIA, LEED AP



Phone: (856)-429-4700 ext. 210

Mon.-Fri. 8:30-4:30

Application for Zoning Permit

Zoning Permit # 922-010

Fence Permit # _____

Block: 32

Lot: 6.02

Zone: R9

A SCALED SURVEY MUST BE SUBMITTED WITH THE APPLICATION SHOWING ALL EXISTING BUILDINGS, SHEDS, POOLS, DRIVEWAYS, ETC. ALONG WITH THE PROPOSED CONSTRUCTION AND IMPERVIOUS COVERAGE CALCULATIONS. ALL BUSINESS APPLICATIONS MUST ALSO PROVIDE AN INTERIOR LAYOUT OF BUSINESS AREA. FAILURE TO SUBMIT REQUIRED DOCUMENTS WILL DELAY APPROVAL.

A thirty dollar (\$30) fee is required at time of application submission. Cash or check only- checks payable to Borough of Haddonfield.

Address: 118 Fowler Ave

Description of Proposed Use, Improvements or Project: New 1.5 story addition/sun room in foot print of demolished porch. Demolish enclosed porch & concrete patio. new deck.

Property Owner's Name: Andre Scheepers and Brent Elder

Property Owner's Address: 118 Fowler Ave Haddonfield, NJ 08033

Property Owner's Phone Number: (805) 570-4170

Applicant's Name: Andre Scheepers and Brent Elder

Applicant's Address: 118 Fowler Ave, Haddonfield, NJ 08033

Applicant's Phone Number: (805) 570-4170

Applicant's Email Address: brentelder2011@gmail.com; Andrescheepers@gmail.com

Applicant's Signature: [Signature] Date: 9/15/22

By signing this application, the applicant hereby certifies that the applicant is (the agent of) the owner of record of the subject-property and is authorized to make this application and consents to the Borough of Haddonfield conducting a site visit in order to verify the accuracy of the plans submitted and the statements made in connection herewith. The applicant also certifies the survey submitted accurately depicts current site conditions.

Note: If there have been any previous applications concerning this property, a copy of all permits, resolutions, certifications or reports issued in connection therewith must be attached hereto.

THIS APPLICATION IS HEREBY APPROVED:
THIS APPLICATION IS HEREBY DENIED.
Zoning Officer: [Signature]
Date: 9/15/2022

DENIED

THIS APPLICATION HAS BEEN:
DENIED for non-compliance with the Zoning Ordinance for the Borough of Haddonfield
APPROVED with the following conditions: 135-34; D(2)(b), D(2)(d), D(4)(a), D(4)(b), 135-86 BCI
Additional Permits/Approvals are required for: Construction _____ Planning Board _____ Historic _____

LOT 3

SOUTHWESTWARDLY

EL.95.2

15.44'

EL.95.4

0.2'

VINYL FENCE

0.8'

LOT 6.02

EL.95.4

LOT 6.03

SOUTHEASTERLY

72.50'

EL.95.5

EL.95.5

72.50'

LOT 6.01

NORTHWESTWARDLY

VINYL FENCE

EL.95.8

VINYL FENCE

EL.95.9

0.2'

PORCH ON LINE

10.3

ENCLOSED PORCH

4.6

WOOD LANDING

11.0

A/C

3.7

PARTI. WALL

DWELLING No.120

2 STORY BRICK DWELLING No.118

DWELLING No.116

24.2

2nd FLOOR OVER CONCRETE WALK

BOX ALLEY

FF=100.52

15.44'

14.2'

1.2'

1.2'

168.27'

NORTHEASTWARDLY

Point of Beginning

CONCRETE PORCH

ROOF OVER CONCRETE PORCH

ON LINE

EL.97.3

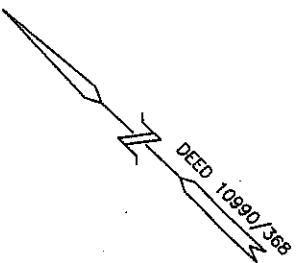
CONCRETE SIDEWALK

CURB
X TC=97.50
BC=97.15

X TC=97.29
BC=96.95

X TC=97.15
BC=96.80

ELLIS (66' WIDE) STREET



NOTES:

- 1) BEING LOT 6.02, BLOCK 32, PLATE 10 ON THE BOROUGH OF HADDONFIELD TAX MAP
- 2) LOT AREA:
0.026 ACRES
1,119 SQ. FT.±
- 3) LOT COVERAGE = 65.7%

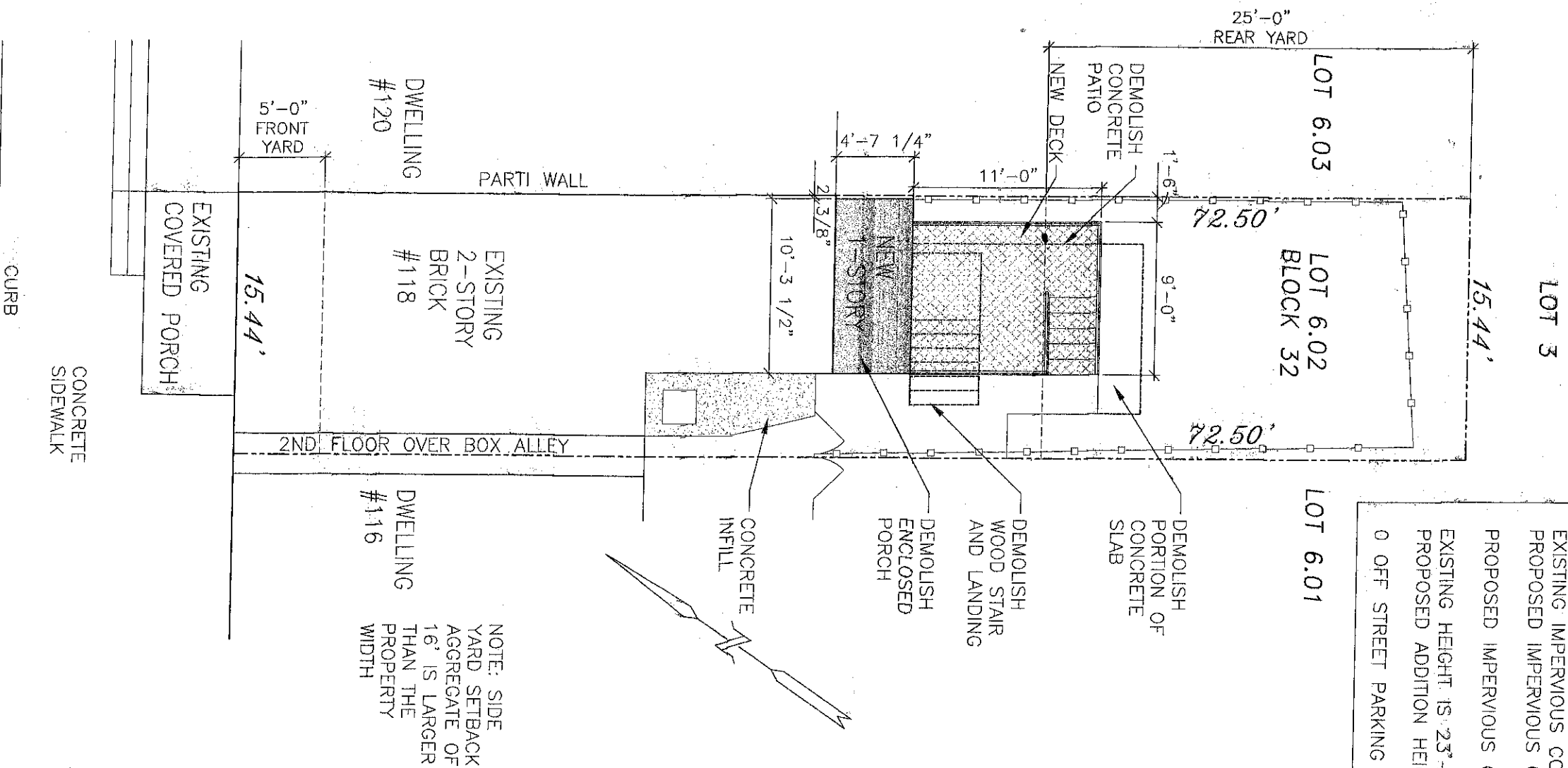
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

09-16-2022

ADDED ELEVATIONS

POWER (50' WIDE) AVENUE

FIGURES:
 ZONE = R-9
 SITE GROSS AREA = 1,119 S.F.
 EXISTING BUILDING COVERAGE = 537 S.F. (48%)
 PROPOSED BUILDING COVERAGE = 537 S.F. (48%)
 EXISTING IMPERVIOUS COVERAGE = 730 S.F. (65%)
 PROPOSED IMPERVIOUS COVERAGE = 753 S.F. (67%)
 PROPOSED IMPERVIOUS CHANGE PERCENTAGE = 23 S.F. (3%)
 EXISTING HEIGHT IS 23'-0" ABOVE GRADE
 PROPOSED ADDITION HEIGHT IS 14'-0" ABOVE GRADE
 0 OFF STREET PARKING SPACES



FOWLER (50' WIDE) AVENUE

1 PROPOSED SITE PLAN
 SITE-1 SCALE: 1/8" = 1'-0"

ELDER SCHEEPERS RESIDENCE
 ADDITION AND DECK
 118 FOWLER AVENUE, HADDONFIELD, NJ 08033

JEFFREY BRUMMER ARCHITECTS
 212 MORGAN AVENUE, HADDON TOWNSHIP, NJ 08108
 JEFF@JJBARCH.COM 856-425-2440

JEFFREY BRUMMER
 NJ LIC #21A102014000

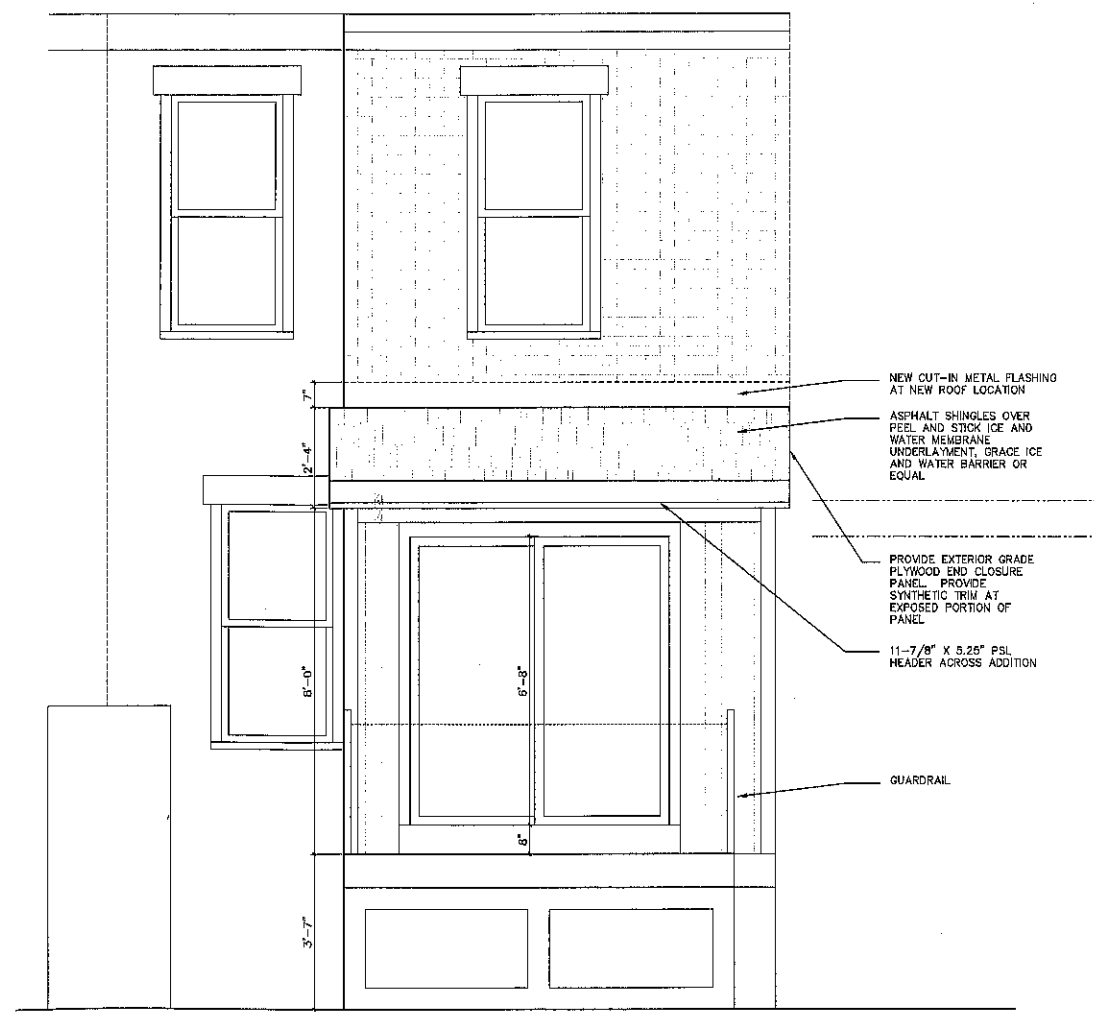
PROJECT: 22-122
 DATE: 9/15/2022
 SCALE: 1/8" = 1'-0"

SITE 1

ELDER SCHEEPERS RESIDENCE
 ADDITION AND DECK
 118 FOWLER AVENUE, HADDONFIELD, NJ 08033



1 SIDE ELEVATION
 SP-1 SCALE: 1/2" = 1'-0"



2 REAR ELEVATION
 SP-1 SCALE: 1/2" = 1'-0"

ISSUE FOR REVIEW 9/26/2022



JEFFREY BRUMMER
 NJ LIC #21A102014000

SPACE PLANS

PROJECT: 22-122
 DRAWN: JB
 DATE: 7/6/2022
 SCALE: AS NOTED

SP-1