

Thomas B. Wagner
ARCHITECT

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October 6, 2020

Tavis Karrow, Director of Community Development
BOROUGH OF HADDONFIELD
ZONING BOARD OF ADJUSTMENT
Haddonfield, New Jersey

RE: **ADDITIONS AND ALTERATIONS TO:**
265 Kings Highway
Haddonfield, NJ

Dear Tavis:

We are pleased to submit plans for a variance to 265 Kings Highway.

The property is located on Kings Highway West in the R-2 zone district. The home is a 2-1/2 story brick colonial structure likely built around 1940. The property includes the main house and a detached two car garage at the back of the property. The property is 90' wide where 125' minimum is required, and 16,200 sf where 20,000 sf is required. The left side enclosed porch is currently setback 13'-6" from the left side property line where 18' is required. The existing building coverage is at 13.54% where 15% is the maximum permitted and the impervious coverage is currently at 33.66% where a maximum of 25% is permitted.

PROPOSAL

The Adams' would like to make some alterations to the home and are able to do so and reduce the total impervious coverage on the property. They are reworking an upper porch on the left side of the house, reworking the side stair on the right side of the house, and removing a back stair and landing, but adding a left side covered porch and patio. In order to accomplish this, they are removing an existing patio space and some additional coverage at the driveway and by the garage. The new raised left side porch adds to and maximizes the allowable building coverage, and the new patio with the other reductions on the property reduces the total impervious coverage from 33.66% to 29%.

No variances are required for the left side upper porch and right side entry porch and steps.

REASONS FOR RELIEF

The property is located in the R-2 zone and is only 90' wide where 125' is required. In addition, the lot is only 16,200 sf where a minimum of 20,000 sf is required. However most importantly is that we have reduced the total coverage on the property by 4% from 33.66% to 29%.

Meeting Condition 1 the non conforming width of the lot and undersized lot size creates exceptional and undue hardship on the owner to expand the home.

Meeting Condition 2A, the benefit of the reduction of coverage will outweigh the detriment of the side porch expansion.

Meeting Condition 2B, there will be no substantial impairment of the zone plan as we have decreased the total coverage on the lot.

We appreciate your consideration of this proposed house, and look forward to presenting it to you at the meeting.

Sincerely,

THOMAS B. WAGNER, ARCHITECT

Thomas B. Wagner, AIA

cc: Members of the Zoning Board
Christina Adams

ZONING WORKSHEET

PROPERTY ADDRESS: 245 KINGS HIGHWAY WEST
 PROPERTY OWNER: CHRISTINA ADAMS PHONE: 856 952 7007
 BLOCK: 97 LOT: 4.02 ZONE: R-2
 DESCRIPTION OF PROPOSAL: SIDE DECK/PORCH

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>SFR</u>	<u>SFR</u>	<u>SFR</u>	<u>-</u>
LOT AREA/SQ FEET	<u>16,200</u>	<u>16,200</u>	Min <u>20,000</u>	<u>EXIST/NO CHANGE</u>
LOT FRONTAGE	<u>90'</u>	<u>90'</u>	Min <u>125</u>	<u>EXIST/NO CHANGE</u>
% OF ALL BUILDING TO LOT AREA	<u>13.54%</u>	<u>15%</u>	Max <u>15%</u>	<u>-</u>
% OF ALL IMPERVIOUS SURFACE TO LOT	<u>31.66%</u> EIC	<u>29%</u> PIC	Max <u>25%</u>	<u>VARIANCE</u>
INCREASE IN IMPERVIOUS COVERAGE	PIC minus EIC <u>EIC</u>	() - () <u>()</u>	if over 25% storm water system required	<u>-</u>
FRONT YARD SETBACK	<u>44.3'</u>	<u>44.3'</u>	Min <u>40'</u>	<u>-</u>
SIDE YARD-SINGLE	<u>13.6'</u>	<u>13.6'</u> <u>25.1 TO ADDITION</u>	Min <u>18'</u>	<u>-</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>±40'</u>	<u>±40'</u>	Min <u>40'</u>	<u>-</u>
REAR YARD	<u>±80'</u>	<u>±80'</u>	Min <u>60'</u>	<u>-</u>
LOT DEPTH	<u>180'</u>	<u>180'</u>	Min <u>150'</u>	<u>-</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>	<u>N/A</u>	Max <u>N/A 18'</u>	<u>-</u>
ACCESSORY SETBACKS	<u>N/A</u>	<u>N/A</u>	Max <u>5'</u>	<u>-</u>
PARKING SPACES	<u>2+</u>	<u>2+</u>	Required <u>2</u>	<u>-</u>

SUBMITTED BY: THOM WAGNER

ZONING OFFICERS COMMENTS: _____



Borough of Haddonfield
New Jersey

Application Current As Of 4/16/2013

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: 265 KINGS HWY WEST
(B) OWNER OF SUBJECT PROPERTY: CHRISTINE ADAMS / 265 KINGS HWY
(C) OWNER'S MAILING ADDRESS: LISTED UNLISTED
(D) OWNER'S TELEPHONE NUMBER: 856 952 7007
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
(D) OWNER'S FAX NUMBER: N/A
OWNER'S FAX NUMBER: _____
(F) APPLICANT'S FULL LEGAL NAME: SAME AS OWNER
(G) APPLICANT'S MAILING ADDRESS LISTED UNLISTED
(H) APPLICANT'S TELEPHONE NUMBER: _____
APPLICANT'S TELE. NUMBER: _____
(I) APPLICANT'S EMAIL ADDRESS: _____
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: THOMAS WAGNER / DOB 2071 / H.D.F.C.I
(N) CONTACT'S MAILING ADDRESS: LISTED UNLISTED
(O) CONTACT'S TELEPHONE NUMBER: LISTED UNLISTED
CONTACT'S TELE. NUMBER: 856 795 4550
CONTACT'S FAX NUMBER: N/A
(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: ARCHITECT
(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: 265 KINGS Hwy
(B) SUBJECT PROPERTY'S BLOCK: 97 LOT(S): 4.02
(C) SUBJECT PROPERTY'S ZONE: R-2
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 150' FEET FROM THE INTERSECTION OF #50 KINGS AND LAUSDOWNE
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 90x180
(F) AREA (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: -
(G) THE (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: ✓
(G) (3) ADJACENT TO OTHER COUNTY LAND: -
(G) (4) ADJACENT TO STATE HIGHWAY: -

(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 X
"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: 135-27 SUB-SECTION: D4b REQUIRED: 25% PROPOSED: 29%
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: _____
- (B) ENGINEER: _____
- (C) ARCHITECT: Thomas W. W. W.
- (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

- (E) ONE **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.

Christina C. C.

(APPLICANT'S SIGNATURE)

SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT 265 KINGS HWY
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 265 KINGS HWY
BLOCK(S) 97 LOT(S) 402 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.

Christine Adams
(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.

Christine Adams
(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.

Christine Adams
(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

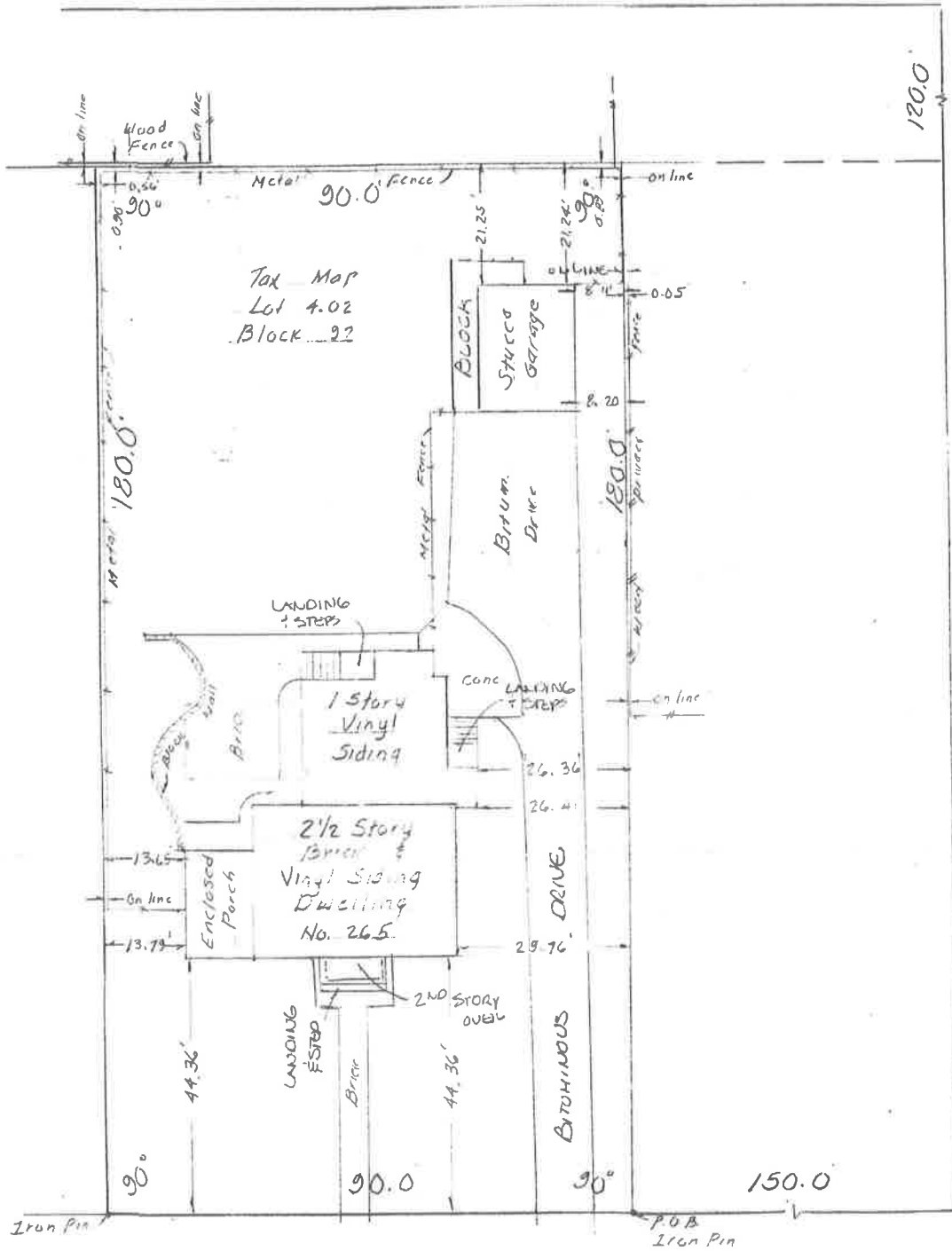
I, CHRISSEY ADAMS, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 97 AND LOT(S) 402.

SINCERELY,

Christine Adams

(Signature of Person Requesting List)

(PRINT name of Person Requesting List)



Magnetic
 LANSDOWNE (66' wide) AVENUE
 (Formerly Clements Ave.)

KINGS HIGHWAY WEST
(66 wide)

A. Lloyd Adams &
 Christina Adams
 TO any Insurer of 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 hereon. Responsibility limited to current transaction.
Richard S. Headman
 RICHARD S. HEADMAN

Walter H. Macnamara Assoc., Inc.
 Professional Land Surveyors
 Certificate of Authorization 24GA28052300
 813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

NO. 265 KINGS HIGHWAY WEST
 HADDONFIELD BOROUGH

Thomas B. Wagner
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Photo #1 Rear porch being removed



Photo #2 Left side location for new porch, patio to be removed

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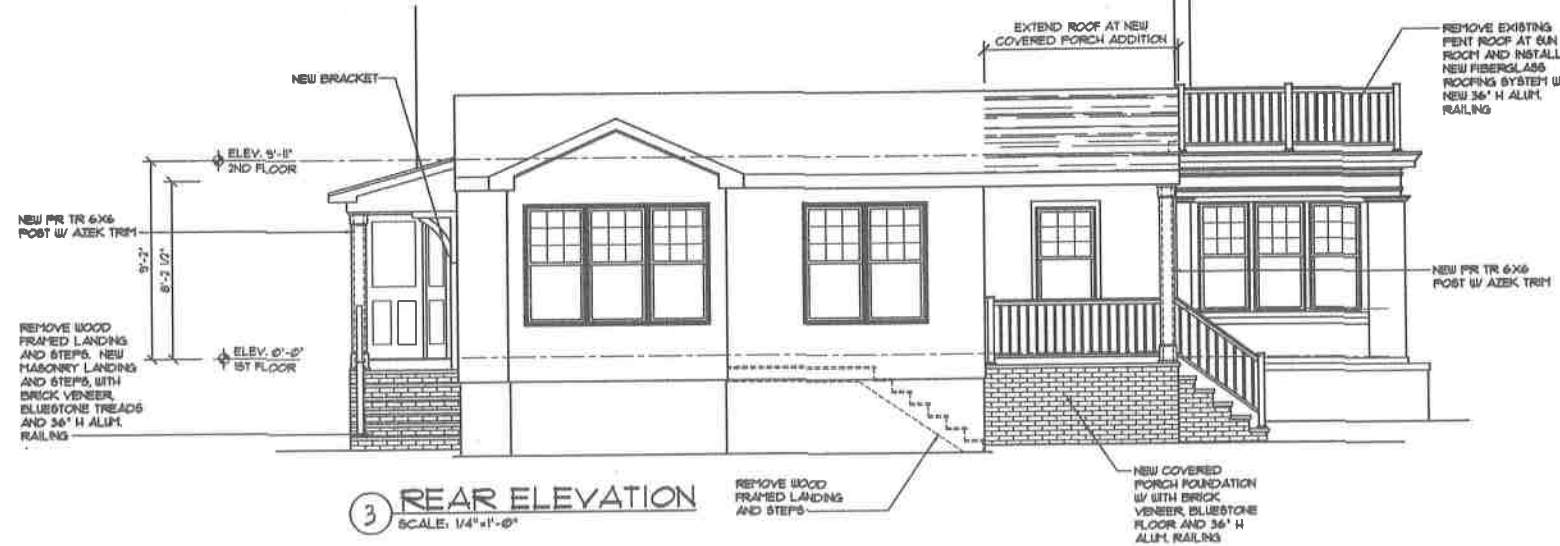
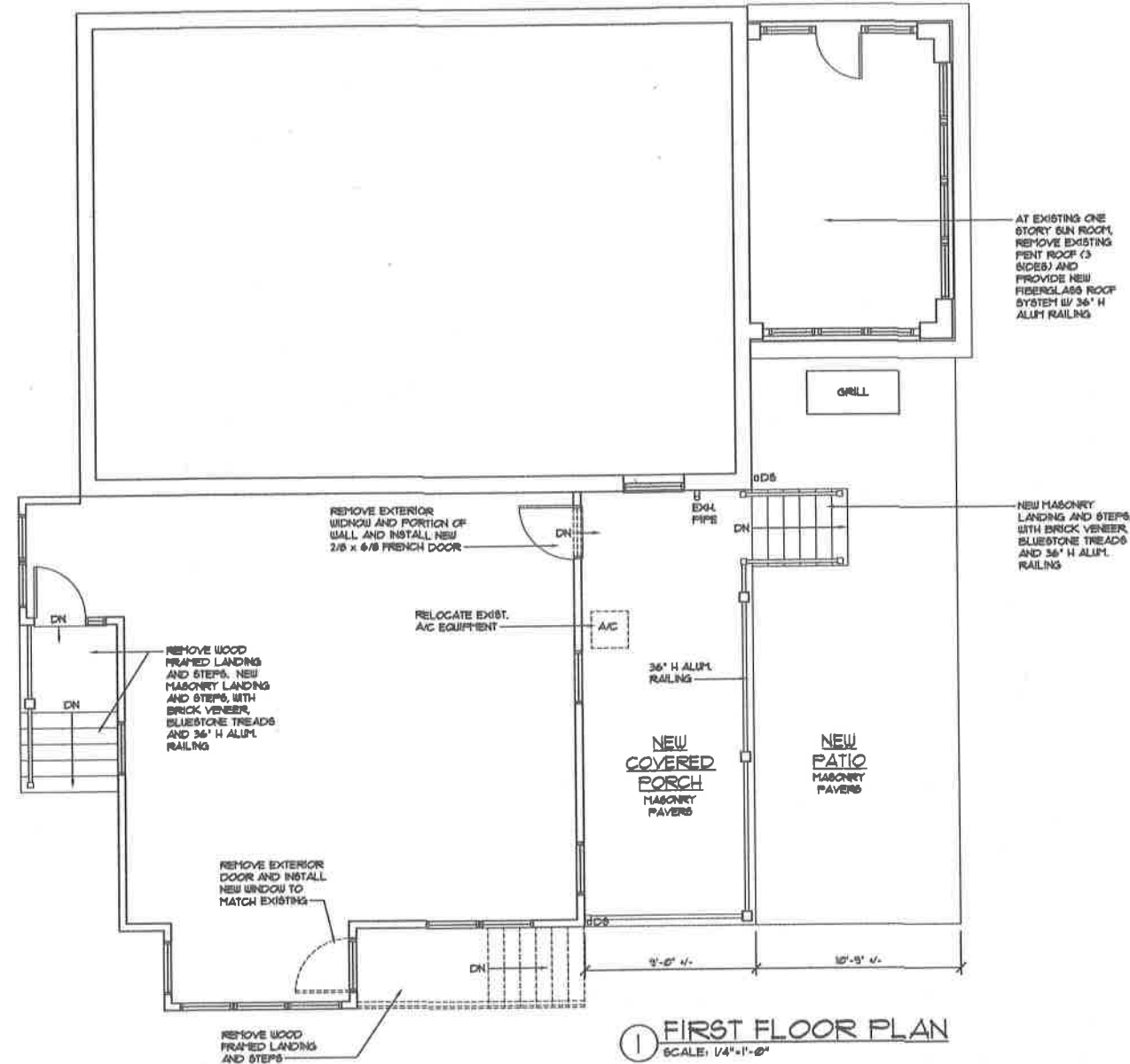
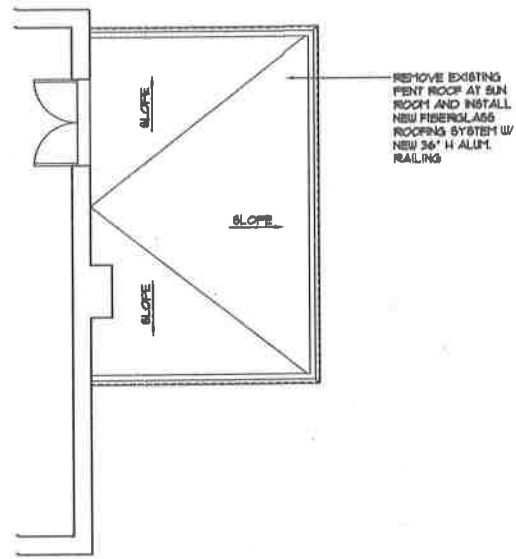


Photo #3 Left side porch to be reworked



Photo #4 Left side location for new upper porch

5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



ADAMS RESIDENCE
265 KINGS HIGHWAY WEST
HADDONFIELD, NJ

Thomas B. Wegner, Architect
Architecture Interior Design Preservation Consulting

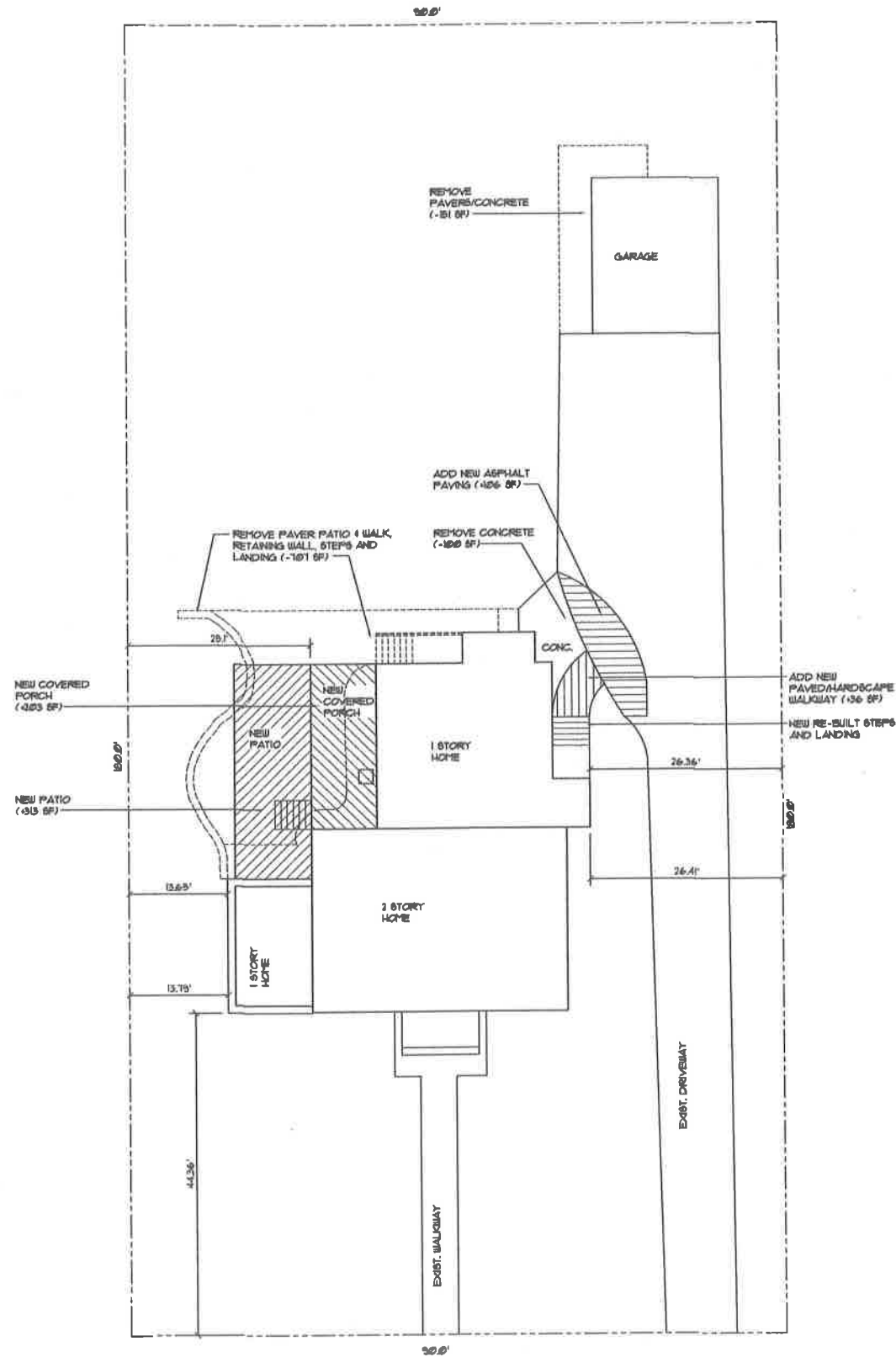
4/26/22
SCALE AS NOTED

FLOOR PLANS, ELEVATIONS

A-1

Thomas B. Wegner
NJ AT 11810
PA 009250X

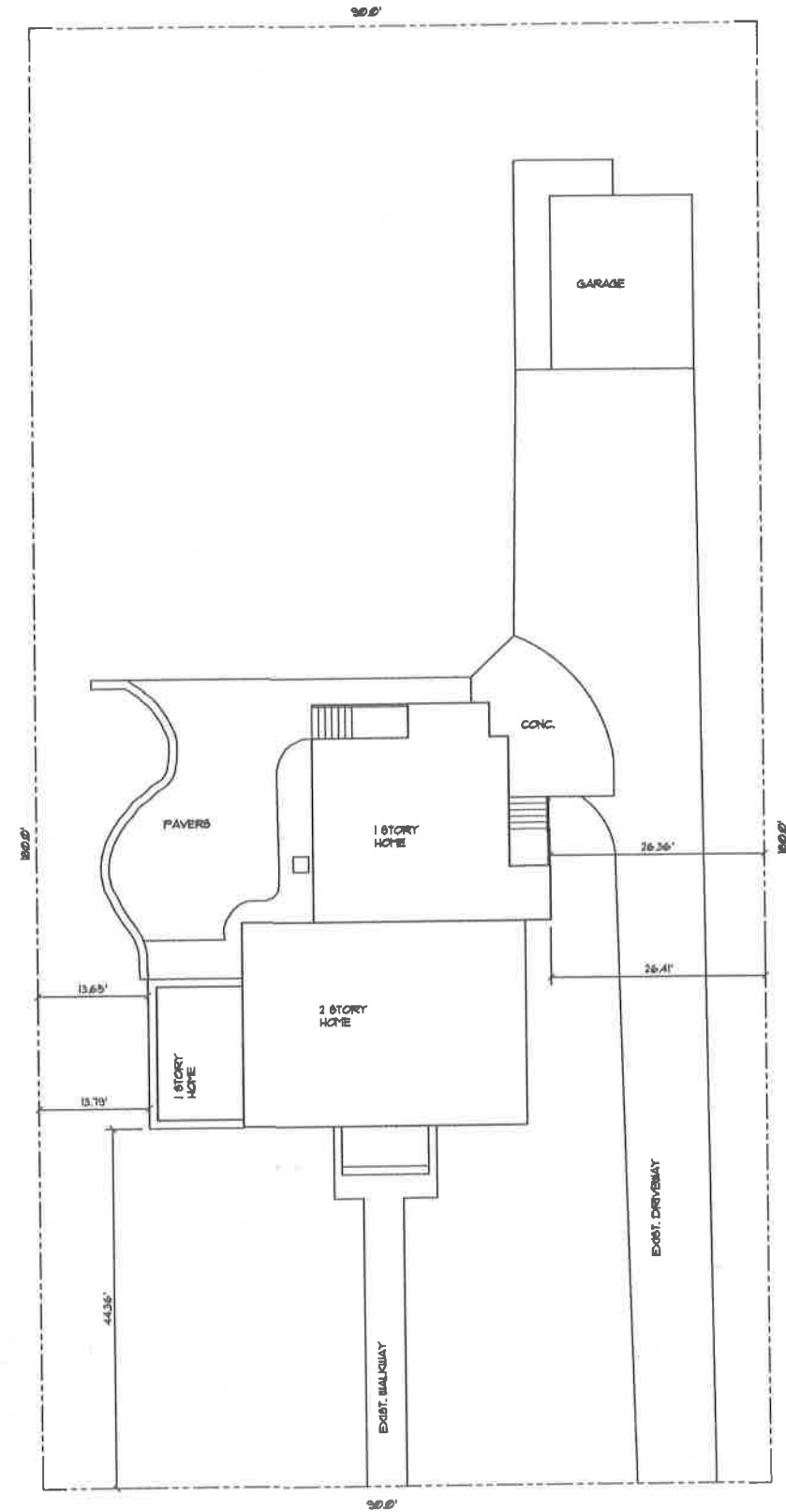
PROJECT NO. 2021-0011
DATE: 4/26/22
SCALE: AS NOTED



265 KINGS HIGHWAY WEST

LOT SIZE	16,200 SF
PROPOSED BLDG COVERAGE	13.2%
PROPOSED LOT COVERAGE	23.0%

② PROPOSED SITE PLAN
SCALE: 1"=10'-0"



265 KINGS HIGHWAY WEST

LOT SIZE	16,200 SF
EXISTING BLDG COVERAGE	13.2%
EXISTING LOT COVERAGE	31.6%

① EXISTING SITE PLAN
SCALE: 1"=10'-0"

PREPARED BY

ADAMS RESIDENCE
265 KINGS HIGHWAY WEST
HADDONFIELD, NJ

REVISIONS

Thomas B. Wagner
NJ Lic. 11919
PA. 0092903

DATE: 02/20/22

SCALE: AS NOTED

Thomas B. Wagner, Architect
Architects Interior Design Preservation Consulting

Project Office: 300 3077, Middlebrook, NJ 08850 Tel: (609) 705-6800 Fax: (609) 705-1788

EXISTING AND PROPOSED
SITE PLANS

A-2