

## 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: 426 Washington Ave., Haddonfield, NJ 08033  
(B) OWNER OF SUBJECT PROPERTY: David & Sheila Spell  
(C) OWNER'S MAILING ADDRESS: X LISTED \_\_\_\_\_ UNLISTED  
(D) OWNER'S TELEPHONE NUMBER: 856-354-7656  
OWNER'S TELEPHONE NUMBER: X LISTED \_\_\_\_\_ UNLISTED  
(D) OWNER'S FAX NUMBER: \_\_\_\_\_  
OWNER'S FAX NUMBER: \_\_\_\_\_  
(F) APPLICANT'S FULL LEGAL NAME: David Ward Spell & Sheila McPhillips Spell  
(G) APPLICANT'S MAILING ADDRESS X LISTED \_\_\_\_\_ UNLISTED  
(H) APPLICANT'S TELEPHONE NUMBER: 856-354-7656  
APPLICANT'S TELE. NUMBER: \_\_\_\_\_  
(I) APPLICANT'S EMAIL ADDRESS: davespell@aol.com; sheilaspell@gmail.com  
APP CORPORATION: \_\_\_\_\_ PARTNERSHIP: \_\_\_\_\_ INDIVIDUAL: X  
(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: X 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: Kevin C. Rasmussen AIA LEED AP  
(N) CONTACT'S MAILING ADDRESS: X LISTED \_\_\_\_\_ UNLISTED  
(O) CONTACT'S TELEPHONE NUMBER: X LISTED \_\_\_\_\_ UNLISTED  
CONTACT'S TELE. NUMBER: 215-769-5965  
CONTACT'S FAX NUMBER: \_\_\_\_\_  
(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: Architect  
(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: Architect

**NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.**

**SECTION 2 - SUBJECT PROPERTY INFORMATION**

(A) SUBJECT PROPERTY'S ADDRESS: 426 Washington Ave., Haddonfield, NJ 08033  
(B) SUBJECT PROPERTY'S BLOCK: 68 LOT(S): 14  
(C) SUBJECT PROPERTY'S ZONE: R-6  
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 100 FEET FROM THE  
INTERSECTION OF Mountwell Ave. AND Washington Ave.  
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 70' x 165'  
(F) AREA (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: n/a  
(G) THE (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 X \_\_\_\_\_  
(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: <u>31</u>	SUB-SECTION: <u>D. (4) (a)</u>	REQUIRED: <u>22%</u>	PROPOSED: <u>23.1%</u>
SECTION: <u>31</u>	SUB-SECTION: <u>D. (4) (b)</u>	REQUIRED: <u>35%</u>	PROPOSED: <u>42.7%</u>
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: Kevin C. Rasmussen 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**

- (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.

  
\_\_\_\_\_  
(APPLICANT'S SIGNATURE)


**SECTION 7 - OWNER'S AUTHORIZATION**

I HEREBY CERTIFY THAT I RESIDE AT 426 Washington Ave., Haddonfield  
IN THE COUNTY OF Camden AND THE STATE OF New Jersey  
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN  
AS 426 Washington Avenue, Haddonfield, NJ 08033  
BLOCK(S) 68 LOT(S) 14 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.

  
(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.

  
(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.

  
(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, David Spell, HEREBY REQUEST A  
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)  
FEET OF BLOCK 68 AND LOT(S) 14.

SINCERELY,

A handwritten signature in black ink, appearing to read 'D Spell', written over a horizontal line.

(Signature of Person Requesting List)

David Spell

(PRINT name of Person Requesting List)

## ZONING WORKSHEET

PROPERTY ADDRESS: 426 Washington Ave., Haddonfield, NJ 08033

PROPERTY OWNER: David & Sheila Spell PHONE: 856-354-7656

BLOCK: 68 LOT: 14 ZONE: R-6

DESCRIPTION OF PROPOSAL: Demolish existing walk, steps, deck & patio;  
legalize demolition of previously existing shed; construct new  
walk, wood steps, and wood deck

	EXISTING SURVEY INFORMATION SF DETACHED DWELLING	PROPOSED SURVEY INFORMATION SF DETACHED DWELLING	ZONING ORDINANCE REQUIREMENTS SF DETACHED DWELLING	ZONING VAR REQ.
PROPERTY USE				N
LOT AREA/SQ FEET	<u>11,500</u>	<u>11,500</u>	Min <u>6,000</u>	<u>N</u>
LOT FRONTAGE	<u>70'</u>	<u>70'</u>	Min <u>60'</u>	<u>N</u>
% OF ALL BUILDING TO LOT AREA	<u>23.7%</u>	<u>23.1%</u>	Max <u>22%</u>	<u>Y</u>
% OF ALL IMPERVIOUS SURFACE TO LOT	<u>44.0%</u>	<u>42.7%</u>	Max <u>35%</u>	<u>Y</u>
	EIC	PIC		
INCREASE IN IMPERVIOUS COVERAGE	<u>PIC minus EIC</u>	<u>42.7% - 44%</u>	<u>-0.03%</u>	<u>N</u>
	EIC	<u>44%</u>	if over 25% storm water system required	
FRONT YARD SETBACK	<u>25.5'</u>	<u>25.5'</u>	Min <u>30'</u>	<u>N</u>
SIDE YARD-SINGLE	<u>9.5'</u>	<u>9.5'</u>	Min <u>10'</u>	<u>N</u>
TWO SIDE YARD - TOTAL(AGGREGATE)	<u>21.7'</u>	<u>21.7'</u>	Min <u>25'</u>	<u>N</u>
REAR YARD	<u>75.3'</u>	<u>75.3'</u>	Min <u>40'</u>	<u>N</u>
LOT DEPTH	<u>165'</u>	<u>165'</u>	Min <u>100'</u>	<u>N</u>
ACCESSORY BUILDING HEIGHT	<u>15'</u>	<u>15'</u>	Max <u>18'</u>	<u>N</u>
ACCESSORY SETBACKS	<u>141.5/3/3.3</u>	<u>141.5/3/3.3</u>	Max <u>30/5/5</u>	<u>N</u>
	FRONT/SIDE/REAR			
PARKING SPACES	<u>3.5</u>	<u>3.5</u>	Required <u>3</u>	<u>N</u>

SUBMITTED BY: David & Sheila Spell

ZONING OFFICERS COMMENTS: \_\_\_\_\_

# PROPOSAL

Re.: 426 Washington Avenue  
Haddonfield, NJ 08033  
Owner: David & Sheila Spell

12 March 2019

426 Washington Avenue is a single-family, 2 ½-story, detached dwelling located in an R-6 zoning district. The existing lot, structure, and use are typical of the block and surrounding neighborhood. The property is well maintained and the front exterior including the original wraparound porch was recently restored.

Proposed exterior improvements will not change the scale, character, or use of the property. They are minor in nature, limited to the rear of the lot, and consist solely of **REDUCTIONS** to existing impervious and building areas. Specifically, they include:

1. The demolition of an existing masonry walk, masonry patio, wood steps, and wood deck;
2. The construction of a new masonry walk, wood steps, and wood deck and metal railings, resulting in a **net REDUCTION to impervious coverage**; and
3. The legalization of a previously demolished accessory shed at the rear of the property, resulting in a **net REDUCTION to building area**.

Windows, shingle siding, and trim will be replaced as part of the renovations. Interior improvements will consist of renovations to existing kitchen, mudroom, powder room, laundry, and family room areas.

**NOTE: This application represents a revision and REDUCTION of a variance request previously approved by the Zoning Board of Adjustment in June 2018 (Application Number ZBA #2018-10).**

# REASONS FOR RELIEF

Re.: 426 Washington Avenue  
Haddonfield, NJ 08033  
Owner: David & Sheila Spell

12 March 2019

As part of a proposal to renovate their existing single-family detached dwelling, The Owner of 426 Washington Avenue seeks the following variances:

- A) To **DECREASE** existing non-conforming building area from 23.7% to 23.1% (22% required);
- B) To **DECREASE** existing non-conforming impervious coverage from 44% to 42.7% (35% required).

The **DECREASE** in building area results from the demolition of a previously existing accessory shed at the rear of the property. The change does not impair and in fact improves the supply of light and air to neighboring properties.

Proposed improvements will result in a net **REDUCTION** of impervious coverage for the property. Existing impervious areas will be consolidated in a new deck closer to the center of the property and farther from adjacent properties. **Runoff from the property will be reduced.** Improvements will not create environmental damage, pollution, erosion, or siltation. They will not increase the danger of flooding or any other danger to neighboring properties.

Proposed improvements include the renovation or replacement of existing bathroom and kitchen spaces. They will not increase fixture counts and will not increase the burden on public water or sewer facilities.

Proposed improvements do not include any modifications to existing off-street parking, which conforms fully with the Zoning Code. They will not increase traffic congestion or in any way endanger public safety.

The granting of the requested variances would obviate an existing unnecessary hardship caused by the size, shape, and contours of the property, which was not caused or created by the Owner. The granting of the requested variances would be in harmony with the spirit and purpose of the Zoning Code, while failure to grant relief would result in unnecessary hardship. The requested variances represent the least modification possible to the Zoning Code to provide relief and represent reasonable adjustments from the Code to allow for the Owner's use of the property as a single-family residence, which is a use inherently beneficial to the community. The requested variances would comport with comprehensive planning principles for the surrounding community, which includes many properties of similar size with similar building areas and impervious coverages.

**NOTE: This application represents a revision and REDUCTION of a variance request previously approved by the Zoning Board of Adjustment in June 2018 (Application Number ZBA #2018-10).**

The Owner reserves the right to supplement reasons for relief at the time of the hearing.