

Thomas B. Wagner
ARCHITECT

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May 6, 2019

Linda Kuritzkes, Chairperson
BOROUGH OF HADDONFIELD
ZONING BOARD OF ADJUSTMENT
Haddonfield, New Jersey

RE: **ADDITION AND ALTERATIONS:**
239 Ardmore Avenue
Haddonfield, NJ 08033

Dear Chairperson Kuritzkes and members of the Board:

We are pleased to submit plans for additions and alterations to 239 Ardmore Avenue.

This is the home of Stacey Morris and her family. The house is a 1930's Dutch Colonial home on a very typical 6,250 sf lot in the R-7 Zone. The home is preexisting and non conforming for overall width with side yard setbacks of 4.46' where 10' is required and an overall of 15.5' where 20' is required.. Currently, the property has an impervious coverage of 41.56% where 40% is the maximum permitted.

PROPOSAL

The home has but one bathroom on the second floor and Stacey would like to extend the second floor of the house over the current first floor sunroom for a master bathroom and closet. The addition will not alter the current side yard setbacks but simply extend the second floor over a small portion of the first floor of the home. The other consideration that Stacey has is that the existing patio to the left side of the house is not in an area where you want a patio, so she has removed it with the intention if taking the same bricks and re-installing the patio just off the back porch for a more useable location.

REASONS FOR RELIEF

The property is located in the R-7 zone on a very typical lot. The house retains the pre existing setbacks and the proposed addition does not decrease the setbacks on the property. The building coverage meets all of the requirements. The impervious coverage is not increased over the current coverage, but simply relocated to a more useable location on the property.

Meeting Condition 1, the property is preexisting and nonconforming by having the main structure 4.46' from the left side property line where 10' is required creating practical difficulties and an undue hardship on the property owner to expand the home. The impervious coverage will not increase with this expansion.

We appreciate your consideration of this proposed property, 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
Stacey Morris

BLOCK: 11.15 LOT: 5.05 ZONE: R-7
 PROPERTY ADDRESS: 239 ADDMORE AVE
 PROPERTY OWNER: STACEY MORRIS PHONE: 609 313 7348
 DESCRIPTION OF PROPOSED CHANGES: _____

	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>6250</u>	<u>6250</u>	Min <u>5000</u>	<u>-</u>
LOT FRONTAGE	<u>50'</u>	<u>50'</u>	Min <u>50</u>	<u>-</u>
% OF ALL BUILDING TO LOT AREA	<u>20.02%</u>	<u>20.02%</u>	Max <u>25%</u>	<u>-</u>
% OF ALL HARD SURFACE TO LOT	<u>41.56%</u>	<u>41.56%</u>	Max <u>40%</u>	<u>VARIANCE</u>
FRONT YD SETBACK	<u>32'</u>	<u>32'</u>	Min <u>20'</u>	<u>-</u>
SIDE YARD-SINGLE	<u>4.46'</u>	<u>4.46'</u>	Min <u>10'</u>	<u>VARIANCE</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>15.5'</u>	<u>15.5'</u>	Min <u>20'</u>	<u>VARIANCE</u>
REAR YARD	<u>±50'</u>	<u>±50</u>	Min <u>35'</u>	<u>-</u>
LOT DEPTH	<u>125</u>	<u>125'</u>	Min <u>100</u>	<u>-</u>
NEW STRUCTURE HEIGHT	<u>±30'</u>	<u>±30</u>	Max <u>35'</u>	<u>-</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>	<u>N/A</u>	Max <u>18</u>	<u>-</u>
ACCESSORY SETBACKS	<u>N/A</u>	<u>N/A</u>	Min <u>5</u>	<u>-</u>
PARKING SPACES	<u>-</u>	<u>-</u>	Required <u>2</u>	<u>-</u>

SUBMITTED BY: Thom Wagner TITLE: ARCHITECT

ZONING OFFICERS COMMENTS: _____

Signature



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:	

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 239 ARDMORE AVE
- (B) OWNER OF SUBJECT PROPERTY: STACEY MORRIS
- (C) OWNER'S MAILING ADDRESS: 239 ARDMORE AVE
- (D) OWNER'S TELEPHONE NUMBER: 609 313 7348
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
- (D) OWNER'S FAX NUMBER: N/A
OWNER'S FAX NUMBER: LISTED UNLISTED
- (F) APPLICANT'S FULL LEGAL NAME: SAME AS OWNER
- (G) APPLICANT'S MAILING ADDRESS:
- (H) APPLICANT'S TELEPHONE NUMBER:
APPLICANT'S TELE. NUMBER: LISTED UNLISTED
- (I) APPLICANT'S EMAIL ADDRESS: STACEYMORRIS@COURZON.NET
APPLICANT'S FAX NUMBER: N/A
- (J) APPLICANT IS:
CORPORATION: PARTNERSHIP: INDIVIDUAL:
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: SAME

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

- (L) THE RELATIONSHIP OF APPLICANT TO THE SUBJECT-PROPERTY IS:
OWNER: TENANT OR LESSEE: CONTRACT PURCHASER:
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 B WAGNER
- (N) CONTACT'S MAILING ADDRESS: PO Box 2071 HADDONFIELD
- (O) CONTACT'S TELEPHONE NUMBER: 856 795 4550
CONTACT'S TELE. NUMBER: LISTED UNLISTED
CONTACT'S FAX NUMBER: LISTED N/A UNLISTED
- (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: 239 ARDMORE AVE

(B) SUBJECT PROPERTY'S BLOCK: 11.15 LOT(S): 5.05

(C) SUBJECT PROPERTY'S ZONE: _____

(D) THE SUBJECT PROPERTY IS APPROXIMATELY 90 FEET FROM THE INTERSECTION OF ARDMORE AND WOOD LAKE

(E) DIMENSIONS OF THE SUBJECT PROPERTY: 50x125

(F) AREA (IN SQ. FT.) OF THE SUBJECT PROPERTY IS: 6,250 SF

(G) THE SUBJECT PROPERTY IS LOCATED:

(G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: —

(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.

(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" REQUIREMENT, WHICH IS ATTACHED

(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: 135-32 SUB-SECTION: D2b REQUIRED: 10' PROPOSED: 9.96'

SECTION: 135-32 SUB-SECTION: D2c REQUIRED: 20' PROPOSED: 15.5'

SECTION: 135-32 SUB-SECTION: D4b REQUIRED: 40% PROPOSED: 41.56%

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 B. WAGNER ARCHITECT
- (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 "COMPLETE APPLICATION" REQUIRES THE FOLLOWING SUBMISSIONS:
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.

- (E) ONE (1) COPY OF LEGAL NOTICE, IF APPLICANT IS REPRESENTED BY AN ATTORNEY.

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 239 ANSMORE AVE

IN THE COUNTY OF CAMDEN AND THE STATE OF KY

AND THAT I AM THE OWNER OF ALL THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN AS BLOCK(S) 11.15 LOT(S) 5.05 ON THE TAX MAP OF

THE BOROUGH OF HADDONFIELD WHICH PROPERTY IS THE SUBJECT OF THE ABOVE APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

Stacy L. Morris
(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.

Stacy L. Morris
(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.

Stacy L. Morris
(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Stacey Morris, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 11.15 AND LOT(S) 5.05.

SINCERELY,

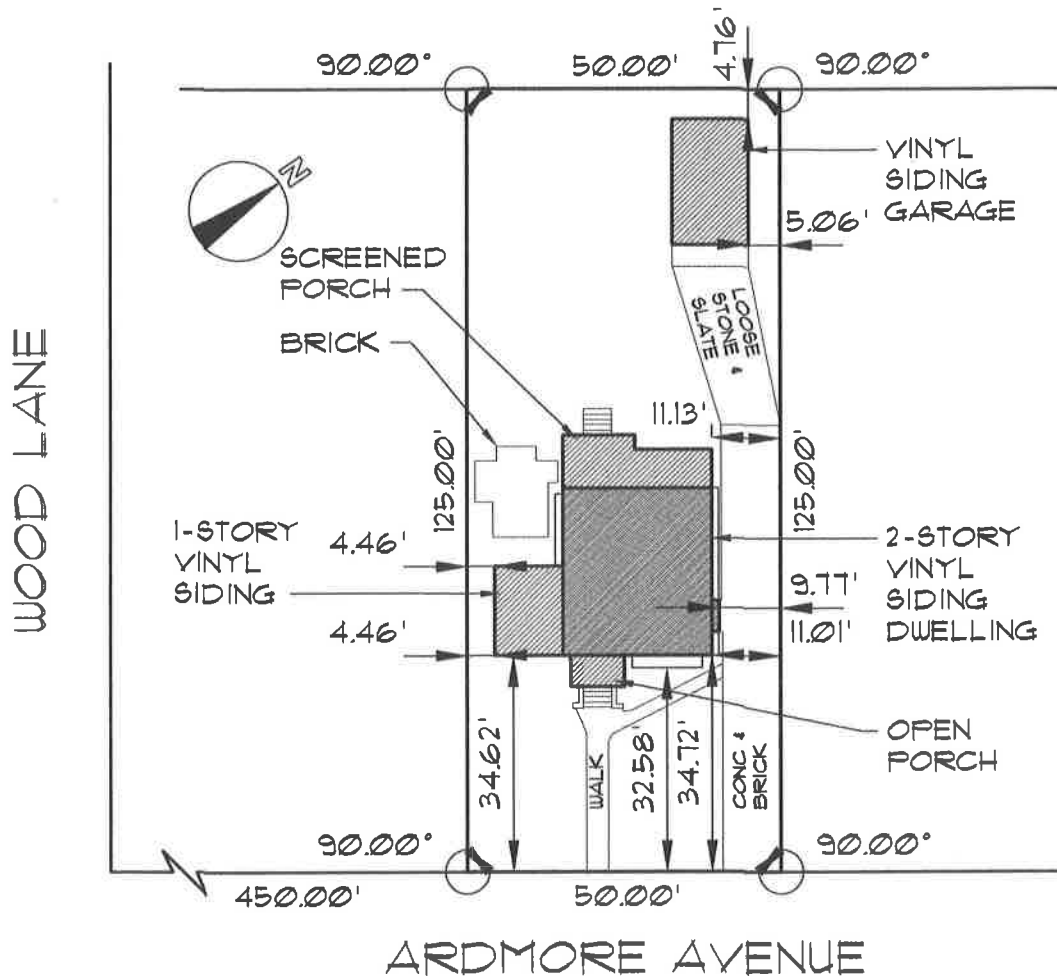
Stacey L. Morris

(Signature of Person Requesting List)

Stacey L. Morris

(PRINT name of Person Requesting List)

LOT 32 PLAN 6 HADDONFIELD ESTATES
 (LOT 5.05 BLOCK 11.15)
 TAX MAP BORO OF HADDONFIELD



EXISTING SITE PLAN

Scale = 1" = 30'-0"

EXISTING LOT COVERAGES

LOT SQ. FOOTAGE = 6250

BUILDING COVERAGE (SF)

HOUSE = 1008 SF

GARAGE = 243 SF

TOTAL BLDG COVERAGE = 1251 SF

$$\frac{1251}{6250} = 20.02\%$$

IMPERVIOUS COVERAGE (SF)

BLDG COVERAGE = 1251 SF

DRIVE = 988 SF

STEPS & WALK = 182 SF

BRICK PATIO = 145 SF

TOTAL IMP. COVERAGE = 2566 SF

$$\frac{2566}{6250} = 41.56\%$$

PROJECT:

MORRIS RESIDENCE
 239 Ardmore Avenue
 Haddonfield, NJ

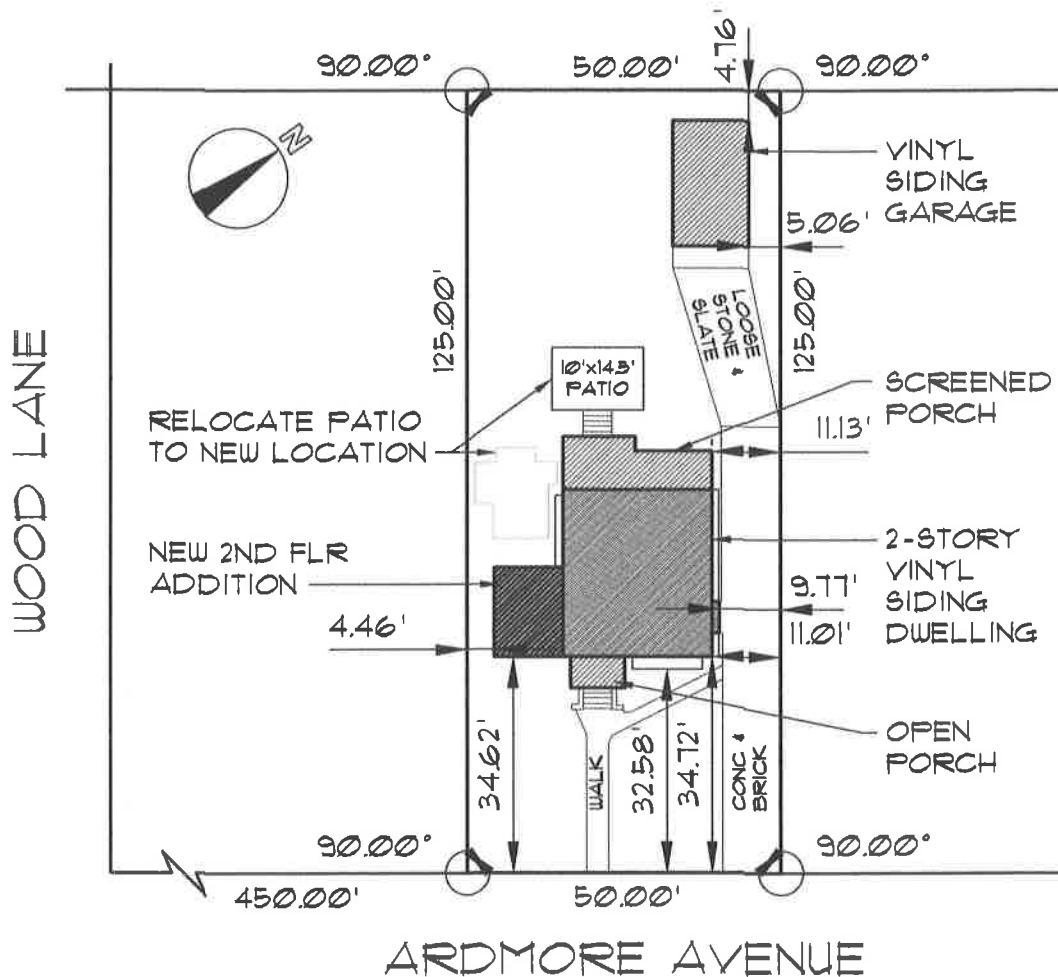
Thomas B. Wagner, Architect

Architecture Interior Design Preservation Consulting

Post Office Box 2071 Haddonfield, NJ 08033 Tel (856) 795 4550 Fax (856) 795 1792

S1

LOT 32 PLAN 6 HADDONFIELD ESTATES
 (LOT 5.05 BLOCK 11.15)
 TAX MAP BORO OF HADDONFIELD



PROPOSED SITE PLAN

Scale = 1" = 30'-0"

PROPOSED LOT COVERAGES

LOT SQ. FOOTAGE = 6250

BUILDING COVERAGE (SF)

HOUSE = 1008 SF
 GARAGE = 243 SF

IMPERVIOUS COVERAGE (SF)

BLDG COVERAGE = 1251 SF
 DRIVE = 988 SF
 STEPS & FRONT WALK = 182 SF
 NEW PATIO = 145 SF

TOTAL BLDG COVERAGE = 1251 SF

TOTAL IMP. COVERAGE = 2566 SF

$$\frac{1251}{6250} = 20.02\%$$

$$\frac{2566}{6250} = 41.06\%$$

PROJECT:

MORRIS RESIDENCE
 239 Ardmore Avenue
 Haddonfield, NJ



Thomas B. Wagner, Architect

Interior Design Preservation Consulting

Post Office Box 2071 Haddonfield, NJ 08033 Tel (856) 795 4550 Fax (856) 795 1792

S2



SECOND FLOOR

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT



PARTIAL FRONT



REAR



Left side