

Thomas B. Wagner
ARCHITECT

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October 21, 2019

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

RE: **ALTERATIONS TO:**
412 Washington Avenue
Haddonfield, NJ

Dear Tavis:

We are pleased to submit plans for additions to 412 Washington Avenue.

The property is located on Washington Avenue just outside the historic district, and includes the main Victorian house, an outhouse and detached two car garage. The garage and a one story addition was completed in the early 2,000's and included a wide gravel driveway that runs all the way to the detached garage at the far end of the lot. There are several lovely trees on the left side of the property. The house meets setbacks other than the front yard which is a per-existing condition. The existing building coverage for the three structures is 23.22% where 22% is permitted, and the impervious coverage which includes the long gravel driveway is at 53.7% where 35% is permitted.

PROPOSAL

The owners are under contract to expand the second floor over the previously constructed one story addition. This addition meets all setbacks and the work will likely commence in December. They are now contemplating some outdoor living space to compliment the property. The plans call for removing the old outhouse, and altering the large stairs which will bring the building coverage into conformance with the ordinance, They want to add a patio area between the garage and the house for outdoor living. As part of this alteration,

we encouraged them to bring the property more in line with the coverage allowed in the zone. We show on the site plan a substantial decrease in hard surface coverage from 53.71% to 43.01%, with the removal of a number of sidewalks, driveway area and other patio and paving areas. The new driveway will be blacktop material, which also brings the material for the drive into conformance with the ordinance. The new patio area will be a paving stone with an area set seating and the option for a spa. The balance will become new lawn or landscape areas.

REASONS FOR RELIEF

The property is located in the R-6 zone. The existing house includes a large two car garage at the far rear of the property with a long, wide driveway and additional parking areas. The proposed driveways are dramatically reduced but retain access to the rear garage. Because the garage is located where it is, conforming to the strict intent of the ordinance would not be possible without demolition and relocation of the garage to face the street and further forward from the current location. In addition, there are several lovely trees on the left side of the property that may need to be moved if the garage and driveway were moved to face the street.

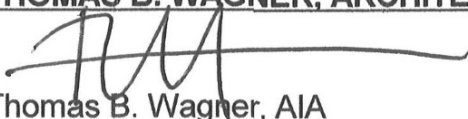
Meeting Condition 1, the property is nonconforming by having the garage at the far end of the property and the long driveway is needed to access that structure. It would be impractical to relocate or remove the garage to provide more green space. In addition, we are dramatically increasing (green space) on the property. We have substantially increased green space on the property with the new layout.

Meeting Condition 2A the zoning ordinance would be advanced by allowing the garage to remain at the rear of the property rather than moving it forward and facing front would detract from this historic structure. Meeting 2B we believe that There is no substantial impairment of the intent of the zone plan seeing that we are increasing green space as part of the application.

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

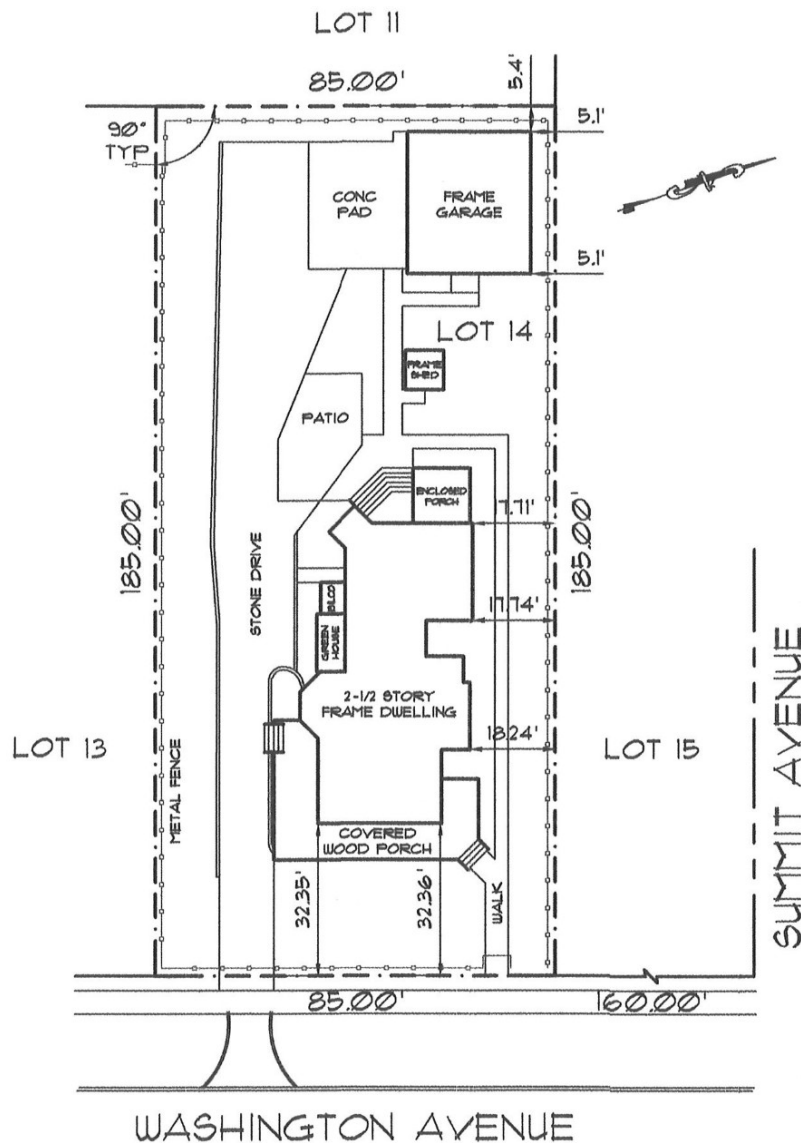
Sincerely,

THOMAS B. WAGNER, ARCHITECT

A handwritten signature in black ink, appearing to be 'TBW', written over a horizontal line.

Thomas B. Wagner, AIA

cc: Members of the Zoning Board
Brian and Rachel Jankowitz



EXISTING SITE PLAN

Scale = 1" = 40'-0"

EXISTING LOT COVERAGES

LOT SQ. FOOTAGE = 15725

BUILDING COVERAGE (SF)

HOUSE & PORCH = 2659 SF
GARAGE = 804 SF
SHED = 67 SF
REAR DECK = 123 SF

TOTAL BLDG COVERAGE = 3653 SF

$$\frac{3653}{15725} = 23.23\%$$

LOT COVERAGE (SF)

BLDG COVERAGE = 3653 SF
WALK & PATIO = 1368 SF
DRIVE & CONC PAD = 3425 SF

TOTAL LOT COVERAGE = 8446 SF

$$\frac{8446}{15725} = 53.71\%$$

PROJECT:

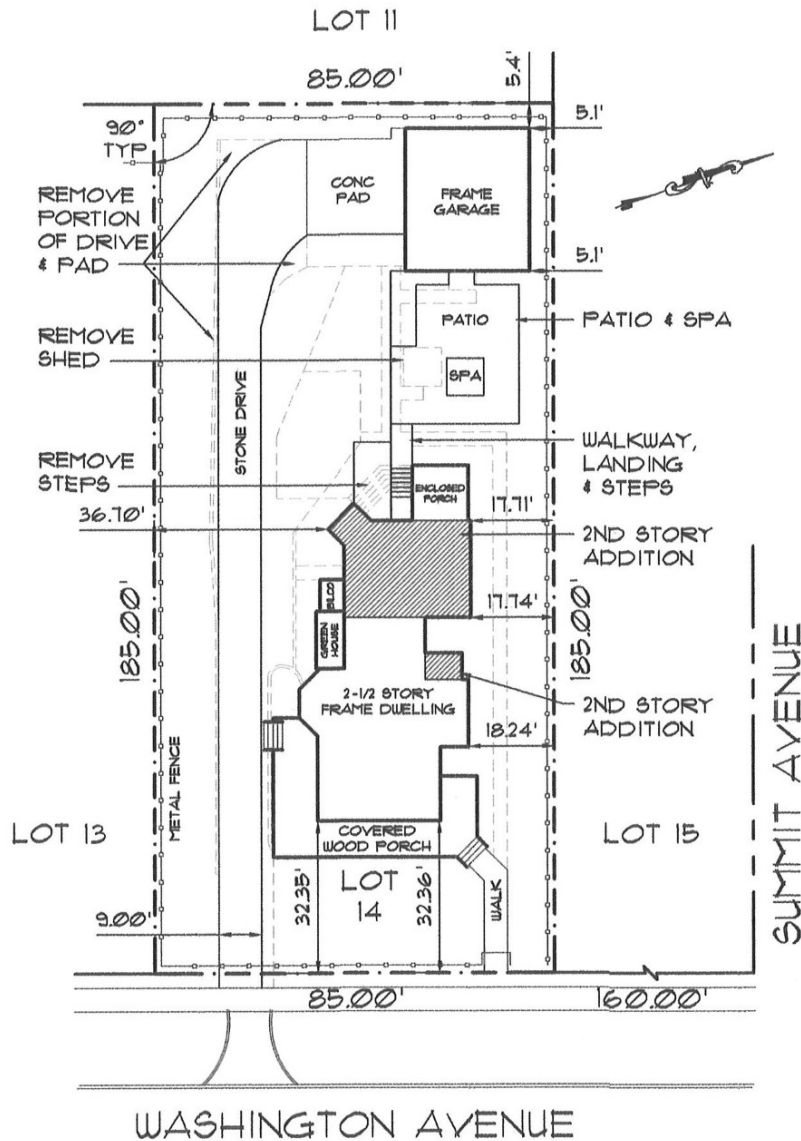
JANKOWITZ RESIDENCE
412 WASHINGTON AVENUE
HADDONFIELD, NJ



Thomas B. Wagner, Architect
Architecture Interior Design Preservation Consulting

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

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PROPOSED SITE PLAN

Scale = 1" = 40'-0"

PROPOSED LOT COVERAGES

LOT SQ. FOOTAGE = 15725

BUILDING COVERAGE (SF)

HOUSE & PORCH = 2659 SF
GARAGE = 804 SF
REAR DECK = 50 SF

TOTAL BLDG COVERAGE = 3513 SF

$$\frac{3513}{15725} = 21.34\%$$

LOT COVERAGE (SF)

BLDG COVERAGE = 3513 SF
FRONT WALK = 132 SF
PATIO & REAR WALK = 849 SF
DRIVE & CONCRETE PAD = 2270 SF

TOTAL LOT COVERAGE = 6764 SF

$$\frac{6764}{15725} = 43.01\%$$

PROJECT:

JANKOWITZ RESIDENCE
412 WASHINGTON AVENUE
HADDONFIELD, NJ



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BLOCK: 70 LOT: 14 ZONE: R-6
PROPERTY ADDRESS: 412 WASHINGTON AV
PROPERTY OWNER: BRIAN/RACHEL JANKOWITZ PHONE: 412 260 1531
DESCRIPTION OF PROPOSED CHANGES: LANDSCAPING - PATIO & DRIVEWAY

	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>15,125</u>	<u>15,125</u>	Min <u>6000</u>	<u>-</u>
LOT FRONTAGE	<u>85'</u>	<u>85'</u>	Min <u>60'</u>	<u>-</u>
% OF ALL BUILDING TO LOT AREA	<u>23.23%</u>	<u>21.34%</u>	Max <u>22%</u>	<u>REDUCED</u>
% OF ALL HARD SURFACE TO LOT	<u>53.71%</u>	<u>43.01%</u>	Max <u>35%</u>	<u>VARIANCE</u>
FRONT YD SETBACK	<u>24'</u>	<u>24'</u>	Min <u>30'</u>	<u>PRE-EXISTING</u>
SIDE YARD-SINGLE	<u>17.7'</u>	<u>17.7'</u>	Min <u>10'</u>	<u>-</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>±42'</u>	<u>±42'</u>	Min <u>25'</u>	<u>-</u>
REAR YARD	<u>±75'</u>	<u>±75'</u>	Min <u>40'</u>	<u>-</u>
LOT DEPTH	<u>185'</u>	<u>185'</u>	Min <u>100'</u>	<u>-</u>
NEW STRUCTURE HEIGHT	<u>N/A</u>	<u>N/A</u>	Max <u>33.5'</u>	<u>-</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>	<u>N/A</u>	Max <u>18'</u>	<u>-</u>
ACCESSORY SETBACKS	<u>EXIST</u>	<u>N/A</u>	Min <u>5'</u>	<u>-</u>
PARKING SPACES	<u>2+</u>	<u>2+</u>	Required <u>2</u>	<u>-</u>

SUBMITTED BY: Tham 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: _____

DIGITAL COPIES ARE NOW REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 412 WASHINGTON AV.
(B) OWNER OF SUBJECT PROPERTY: BRIAN/RACHEL JANKOWITZ
(C) OWNER'S MAILING ADDRESS SAME LISTED _____ UNLISTED _____
(D) OWNER'S TELEPHONE NUMBER: 412 260 1531
OWNER'S TELEPHONE NUMBER: LISTED X UNLISTED _____
(E) 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: 2 4 1
APPLICANT'S TELE. NUMBER: 2 4 1
(I) APPLICANT'S EMAIL ADDRESS: JANKOWITZ@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: THOMAS WAGNER
(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: _____
(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: ARCHITECT

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 412 WASHINGTON AV
(B) SUBJECT PROPERTY'S BLOCK: 70 LOT(S): 14
(C) SUBJECT PROPERTY'S ZONE: 2-6
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 160 FEET FROM THE
INTERSECTION OF SUMMIT AND WASHINGTON
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 85x185
(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. THE APPLICANT MUST SUBMIT 1 DIGITAL COPY
OF ALL PLANS PERTAINING TO THE SUBMITTED APPLICATION.

(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: 135-31 SUB-SECTION: D4b REQUIRED: 35% PROPOSED: 43.01 %
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 B 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

- (E) ONE **APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.**

SECTION 6 - APPLICANT'S VERIFICATION

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



(APPLICANT'S SIGNATURE)

SECTION 7 - OWNER'S AUTHORIZATION

IN THE C I HEREBY CERTIFY THAT I RESIDE AT 412 WASHINGTON AV
AND THAT I AM THE OWNER OF ALL THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS BLOCK(S) 70 LOT(S) 14 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.



SECTION 8 - OWNER'S CONSENT TO (OWNER'S SIGNATURE)

THIS APPI HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.



(OWNER'S SIGNATURE)

SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY

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



(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

CERTIFIE I, _____, HEREBY REQUEST A

FEET OF BLOCK 70 AND LOT(S) 14.

SINCERELY,



(Signature of Person Requesting List)

(PRINT name of Person Requesting List)

BLOCK: _____

PROPERTY ADDRESS: _____

PROPERTY OWNER: _____ LOT: _____ ZONE: _____