

**Borough of Haddon Heights**

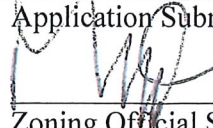
514 W. Atlantic Avenue  
 Haddon Heights, NJ 08035  
 (856) 546-2580

Case No. CS<sup>N</sup>24-3-1P

**PLANNING BOARD APPLICATION**

File: Casey & Daniel Huse  
 Applicants Name

Date Application Received: 1/31/24

Application Submitted: 	<u>1/31/24</u>
Zoning Official Signature	Date

Disposition:

- { } Approved
- { } Approved with Conditions
- { } Disapproved

Date of Public Hearing: \_\_\_\_\_

Time Required for Action: \_\_\_\_\_

Extension of Time Granted: \_\_\_\_\_

Fee Collected: \_\_\_\_\_ Date Collected: \_\_\_\_\_

Date Decision Published: \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

I. Pursuant to the Borough of Haddon Heights Municipal Code & applicable New Jersey State Law, application is made to the Borough of Haddon Heights for the following:

<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>	<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>
<input type="checkbox"/>	Appeal of Admin. Decision	_____	<input type="checkbox"/>	Preliminary/Major Subdivision	_____
<input type="checkbox"/>	Interpretation	_____	<input type="checkbox"/>	Final Major Subdivision	_____
<input checked="" type="checkbox"/>	Bulk Variance	\$ 110 - \$ 875 -	<input type="checkbox"/>	Preliminary Site Plan	_____
<input type="checkbox"/>	Use Variance	_____	<input type="checkbox"/>	Final Site Plan	_____
<input type="checkbox"/>	Conditional Use	_____	<input type="checkbox"/>	Minor Site Plan	_____
<input type="checkbox"/>	Minor Subdivision	_____	<input type="checkbox"/>	Concept Plan	_____
				Total Fee	_____

**Form No. 11 – Applicants Disclosure Statement (Corporation or Partnership):**

It is necessary for a corporation or a partnership to disclose the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10%) percent interest in the project.

**Form No. 12 – Affidavit of Ownership:**

This form identifies the owner of the property and provides for legal authorization to make the application.

**Form No. 13 – Certified Copy of Tax Lists:**

This information will be provided by the Planning Board Secretary to identify those property owners who must be served this notice of the application and meeting date.

**NOTE:** If your property is located adjacent to another municipality, you must obtain a list of those property owners from the adjacent municipality. Those property owners in the adjacent municipality within 200 feet of your property must be served with notice. In addition, The Borough Clerk of the adjacent municipality must also be provided notice of your application.

**Form No. 14 – Affidavit of Proof of Service:**

The applicant shall prepare, and sign before a Notary Public, one copy of the Affidavit of Proof of Service provided and submits it together with a copy of all required notices to the Planning Board Secretary at least two (2) days prior to the date of the hearing.

**Form No. 15 – Historic District Application for Review:**

The completion of this form by the applicant permits complete review of applications submitted to the Historic Preservation Review Commission. (Separate paperwork not included)

**Form No. 16 – Minor Subdivision of Minor Site Plan Checklist:**

This list identifies items that must be submitted and included on plans.

**Form No. 17 – Preliminary Major Subdivision or Preliminary Major Site Plan Checklist:**

This list identifies items that must be submitted and included on plans.

**Form No. 18 – Final Major Subdivision or Final Major Site Plan Checklist:**

This list identifies items that must be submitted and included on plans.

**Form No. 19 – Use & Bulk Variance Checklist:**

This list identifies items that must be submitted and included on plans.

II. Application Form No. 1 was filled out on 11/31, 2024 by Casey Huse  
(Applicants Signature)

III. Check Forms No. 3 through 19 for your appropriate application forms.

IV. A "complete application" requires the following submissions; please check items submitted with this form:

- Copies of this application
- Plot Plans
- Copies of 200 foot radius map
- Copy of "authorized" application form if applicant is not the property owner
- List of property owners within 200 feet of the property
- List of owner's notice and newspaper notice
- List other required submissions, e.g. payment of taxes, payment of fees, etc.

V. Full legal name of Applicant: Casey Huse Caseyhuse10@gmail.com

Mailing Address: 1728 Sycamore Street

Town: Haddon Heights State: NJ Zip: 08035 Phone: 267-546-7940

Applicant interest in property (owner, tenant, lessee, purchaser under contract, other: owner)

Applicant is a:  Corporation ;  Partnership ;  Individual(s) ;  Other (specify) \_\_\_\_\_

If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons have a 10% interest or more in the corporation or partnership (Form No. 11).

If the applicant is not the owner of the property in question, the applicant must obtain and submit a copy of this application signed by the owner.

The applicant must also submit a list of witnesses and others working on behalf of the applicant to include the attorney, engineer, architect, planner, and others, identifying their mailing address, City, State, zip code, and telephone number.

Street Address of Property: 1728 Sycamore St. Tax Map Sheet: \_\_\_\_\_

Block: 94 Lot(s): 3 Date filed with County Recorder: 08.23.23

Situated on the side of Haverford Ave Street/Avenue distant 150 feet in

a eastwardly direction from the corner of the southeast side of

Haverford Street/Avenue.

Is the property served by public sewer system?  Yes  No; Public Water System  Yes  No

Is the applicant willing to dedicate land for the widening of roads in compliance with the Borough or County Master Plan?  Yes  No

Is the proposed use located on a  Municipal  County or  State road?

Area of property: 0.14 acres or 6250 square feet. Frontage on an improved Street 50 feet. The dimensions of the property are: 50x125.  
Number of Proposed lots: 1 Present Zoning of Property: R-5.  
Present Use of Property: single-family residential  
Proposed Use of Property: no change  
Describe proposed machinery, operation and products, if applicable: n/a

Description of all present structures: 1 1/2 story dwelling

Name, Profession, and License No. of Person Preparing Plat: \_\_\_\_\_  
Erik F. Valentin, land surveyor, 43394

Does this constitute a:  New Application  Expansion  Alteration

Size of proposed buildings: 23'7" height in feet, 2 height in stories

Number of proposed buildings 1 Floor area of all structures: 1,841 square feet

Use of existing buildings and premises: single-family residential

Percentage of coverage by all buildings: 19% By total impervious coverage: 22%

Estimated costs: Proposed Buildings \$ 250,000 Proposed Site Work \$ 5,000

Has a building permit been refused?  Yes  No Date: \_\_\_\_\_

Has a subdivision previously been granted?  Yes  No Date: \_\_\_\_\_

Has a use variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a bulk variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a site plan previously been granted?  Yes  No Date: \_\_\_\_\_

Parking spaces required: 1 and provided: 1

Are there any existing or proposed covenants or deed restrictions on the property?  Yes  No

If yes, please explain: \_\_\_\_\_

Is a variance requested?  Yes  No If yes, describe in detail the section of the Land Development

Ordinance from which the applicant seeks relief: § 450-40(D) Side yard setback

Existing residence is built approx. 6' from right side property line, min. reqd. is 8'

Variance requested for proposed 2F addition so the structure can align w/ existing

in order to avoid overly-complex and costly structural design that would also

detrimentally impact the character of the home and street.

450-40B: Lot Coverage slightly above 30%.

If this application has arisen as the result of a denial of a zoning permit, please secure from the Zoning Enforcement Officer a letter giving reasons for denying the zoning permit and submit it with this application.

Have there been any previous Planning Board hearings involving this property? { } Yes { } No

If the answer is yes, please attach a copy of the written decision(s) adopted by the applicable board.

Attach a brief statement entitled "Proposal" setting forth the particulars of the proposed use of the property (if other than single family residential) and a description of the proposed physical changes to the property. (Include all physical improvements, such as structures, additions, landscaping, etc.)

Applicant is responsible to publish and serve notice of this application in accordance with the Borough's Land Development Ordinance; however, notice may not be affected until this application is certified by a notary.

VI. Attach a list of all plans, calculations, data and other exhibits submitted, by title and date, indicating names, addresses, license number, and phone number(s) of preparer.

VII. I – hereby certify that the above statements, information, and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Borough officials to inspect the site noted above.

Casey Huse  
(Signature of Owner)

1/31/2024  
(Date)

Casey Huse  
(Signature of Applicant)

\_\_\_\_\_  
(Title)

Sworn to & subscribed before me this 31 day  
of January, 2024.

Jessie Jordan  
(NOTARY)

Person to be contacted regarding matters  
Pertaining to this application, if other  
than myself:

Name: Sloan Springer, AIA

Phone Number: 856-832-9789

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

Date: 1/31/2024

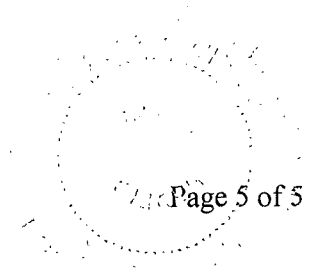
Applicants Address: 1728 Sycamore Street Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
Haddon Heights NJ 08035

N/A, agrees to pay for any professional review necessary for  
(Name of Developer)

the above construction.

Casey Hux  
(Signature)

\_\_\_\_\_  
(Title)



Borough of Haddon Heights

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

Planning Board  
Use & Bulk Variance Application Checklist

Applicant: Casey Huse Phone: 267-546-7940

Address: 1728 Sycamore Street Site Location: \_\_\_\_\_

Signature of Applicant: Casey Huse Date: \_\_\_\_\_

- Application form and plans for completeness review (~~3~~ <sup>1 copy</sup> copies).
- Application form (~~14~~ copies).
- Plat of plans (~~14~~ copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
- Scale of not less than 1" = 30' on one of the following standard sheet sizes: (8 1/2" x 13"; 15" x 21"; 24" x 36" or 30" x 42")

Key map no less than 1" = 30'.

Title block:

Name of subdivision or development, Borough of Haddon Heights, Camden County;

Name, title, address and telephone number of subdivider or developer;

Name, title, address and license number of the professional(s) who prepared the plot or plan;

Name, title, and address of the owner(s) of record;

Scale; and,

Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

- Acreage figures (both with and without areas within public rights-of-way), to the nearest tenth of an acre.
- North arrow.
- Approval signature lines.
- Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Borough Tax Map.
- Subdivision or redevelopment boundary line (heavy solid line).

- The location of existing and proposed property lines (with bearings & distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within two hundred (200') of its boundary.
- Owner certification.
- The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- Zoning districts affecting the tract, including district names and requirements.
- All adopted master plan proposals affecting the proposed development.
- Proposed buffer and landscaped areas.
- Delineation of wetlands and wetland buffers.
- Contours as shown on the U.S.G.S topographic sheets.
- Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- The names of all adjacent property owners as they appear on the most recent tax list prepared by the Board Secretary.
- Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
- Concerning minor subdivisions only, existing and proposed monuments.
- Road right-of-way dedication and improvements, as applicable.
- Sight triangle easements, as applicable.
- Deed descriptions, including metes and bounds, easements, covenants, restrictions,, and roadway and sight triangle dedications.
- Photographs of site and neighboring properties.

Key: (X) Complete (W) Request Waiver (N/A) Non Applicable

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a variance application, stating the reasons that such a waiver is being requested. The Planning Board reserves the right to acquire additional information before granting variance approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not limited to, drainage calculations and traffic analyses, provided, however, that no application shall be declared incomplete for lack of such additional information.

\_\_\_\_\_  
Signature & Title of person who completed checklist  
Haddon Heights Form No. 19

\_\_\_\_\_  
Date



Borough of Haddon Heights

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**PLANNING BOARD**  
**APPLICATION FOR BULK VARIANCE**  
(See N.J.S.A. 40:55D-70c and Land Development Ordinance)

1. Application is hereby made on 11/31, 2024, for a variance from the strict application of the following provisions of the Land Development Ordinance (check applicable boxes & specify parts of Ordinance involved):

- Lot area – Section \_\_\_\_\_  Side yard setback – Section 450-40(D)
- Lot width – Section \_\_\_\_\_  Rear yard setback – Section \_\_\_\_\_
- Building coverage – Section \_\_\_\_\_  Building height – Section \_\_\_\_\_
- Lot coverage – Section \_\_\_\_\_  Other – Section \_\_\_\_\_
- Front yard setback – Section \_\_\_\_\_

2. The applicant requests a variance to the following extent (set forth specific variances requested): \_\_\_\_\_

Encroach approx. 24" into the 8' min. side yard setback  
in order to align with existing structure. Proposed  
deck increases lot coverage to just over 30%.  
(30.7%)

3. The strict application of said provisions would result in (complete one or both of the following in detail):

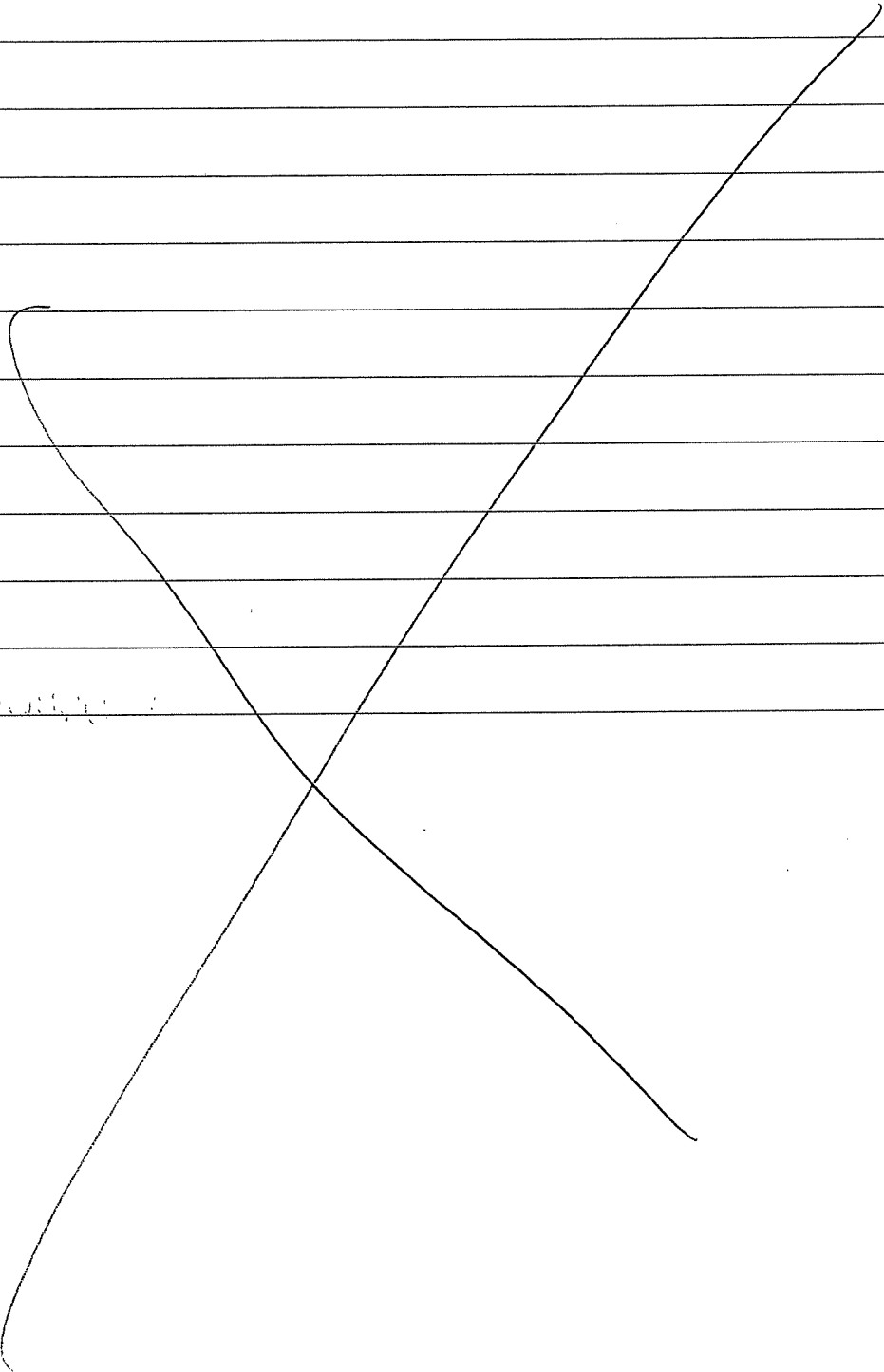
A. The following peculiar and exceptional practical difficulties: \_\_\_\_\_

Existing structure is approx. 24" over the minimum 8' setback

B. The following exceptional and undue hardship: \_\_\_\_\_

4. Said difficulties or hardship are by reason of: Added structural complexity  
would lead to increased costs and detrimental aesthetics

If requesting a waiver, please explain:



The form contains 15 horizontal lines for writing. A large, hand-drawn 'X' mark is drawn across the entire lined area, indicating that no explanation is provided.

5. Said reasons are unique and peculiar to the lands or building for which the variance is sought and do not apply generally to lands or buildings in the neighborhood because: \_\_\_\_\_

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6. The requested variance is the minimum reasonably needed because: Align addition to existing structure

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7. The following purpose(s) of the Municipal Land Use Law would be advanced by a deviation from the zoning requirements; the benefits of the proposed deviation would substantially outweigh any detriment because: \_\_\_\_\_

Our home size is too small at the moment for our family, which we plan to expand. Additional bedrooms to our existing home would greatly improve our space and accommodate our growing family.

8. The variance requested will not result in substantial detriment to the public good because: \_\_\_\_\_

Private residence, right side neighbor has also received a variance for the same issue on

the adjacent setback

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9. The variance will not substantially impair the intent and purpose of the Land Development Ordinance and Master Plan because: \_\_\_\_\_

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Borough of Haddon Heights

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

Planning Board  
Affidavit of Ownership

STATE OF NEW JERSEY  
ss.  
COUNTY OF CAMDEN

Casey Huse, of full age, being duly sworn according to law on oath  
deposes and says that the deponent resides at 1728 Sycamore Street in the

Borough of Haddon Heights in the County of Camden

And the state of New Jersey; that Casey Huse is the

owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Haddon  
Heights, New Jersey, and known and designated as Block 94, Lot 3.

Sworn to and subscribed before me this

31 day of January, 2024.

Jephia Gardino  
Notary

AUTHORIZATION

(If anyone other than above owner is making this application, the following authorization must be executed.)

To the Planning Board:

Casey Huse is hereby authorized to make the within application.

Casey Huse  
Signature of Applicant

1/31/2024  
Date

**Borough of Haddon Heights**

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**NOTICE OF HEARING TO CLERK OF ADJACENT MUNICIPALITY**

To: Municipal Clerk \_\_\_\_\_ of \_\_\_\_\_ NJ

PLEASE TAKE NOTICE:

That \_\_\_\_\_, the undersigned, has appealed to the Planning Board of the  
Borough of Haddon Heights for relief from \_\_\_\_\_

to permit \_\_\_\_\_

at \_\_\_\_\_ Block \_\_\_\_\_, Lot \_\_\_\_\_,

of \_\_\_\_\_ which property is within two hundred (200) feet of your municipality.

A hearing in this matter will be held on \_\_\_\_\_, 20\_\_\_\_, at the Municipal

Building at 625 Station Avenue, Haddon Heights, NJ 08035. The applicant is seeking a  Hardship,

Use Variance,  Subdivision,  Site Plan,  Conditional Use Approval. This notice is given

Pursuant to the provisions of N.J.S.A. 40:55D-12d.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

NOTE: This notice must be personally served or sent by certified mail at least ten (10) days before the day of the hearing, and proof of service given to the Secretary of the Haddon Heights Planning Board at least two (2) days before the day of the hearing.

Borough of Haddon Heights

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**PUBLIC NOTICE**  
**(Newspaper)**

Take notice that Casey Huse has applied to the Planning Board of the Borough of Haddon  
Name of Applicant

Heights for approval of a bulk variance for addition in need of  
Type of Application Briefly Describe Application

Side yard setback (450-40D) and lot coverage (450-40B).  
and any other variances needed.

at premises located on Block 94 Lot 3, at 1728 Sycamore Street  
Address

A hearing on said application will be held by the Planning Board on \_\_\_\_\_,  
20\_\_\_\_, at the regularly scheduled meeting place of the Planning Board, at which time any interested person  
may be heard concerning said application, or you may appear either in person or by attorney to present any  
comments or objections concerning the application.

All documents relating to this application may be inspected by the public and are on file in the Service  
Operations Facility in the office of the Secretary of the Planning Board located at 514 W. Atlantic Avenue  
Haddon Heights, NJ 08035. The documents may be inspected between the hours of 8:00am and 12:00pm  
Monday – Friday, at least ten (10) days before the date of the hearing.

**Borough of Haddon Heights**

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**NOTICE OF HEARING TO COUNTY PLANNING BOARD**

To: County Planning Board, Lindenwold, New Jersey 08021

PLEASE TAKE NOTICE:

That \_\_\_\_\_, the undersigned, has applied to the Haddon Heights Planning Board

for \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

to permit \_\_\_\_\_

\_\_\_\_\_

at \_\_\_\_\_

Block \_\_\_\_\_, Lot \_\_\_\_\_,

of \_\_\_\_\_ which property front upon a county road, or adjoins county-owned

property, or is within two hundred (200) feet of a municipal boundary. A hearing in the matter will be held on

\_\_\_\_\_, 20\_\_\_\_ at the Municipal Building at 625 Station Avenue, Haddon Heights, NJ

08035. The applicant is seeking a  Hardship,  Use Variance,  Subdivision,  Site Plan,

Conditional Use Approval. This notice is given pursuant to the provisions of N.J.S.A. 40:55D-12e.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

NOTE: This notice must be personally served or sent by certified mail at least ten (10) days before the day of the hearing, and proof of service given to the Secretary of the Haddon Heights Planning Board at least two (2) days before the day of the hearing.

Borough of Haddon Heights

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**NOTICE OF HEARING TO PROPERTY OWNERS**  
(Cross out inapplicable sections)

TO WHOM IT MAY CONCERN:

In compliance with Section 450-149 of the Land Development Ordinance of the Borough of Haddon Heights, NJ, notice is hereby served upon you to the effect that (I) (We) Casey & Daniel Huse Do hereby propose to (give detailed information) build a rear & 2F additon to the existing single-family residence.

Location 1728 Sycamore St.

The Zoning Enforcement Officer of the Borough of Haddon Heights, New Jersey refused this request by Reason of its being in violation of Section 450-40(D) + (B) of the Land Development Ordinance, from which decision (I) (We) hereby appeal. (I) (We) have applied to the Planning Board for a:  Hardship, { } Use Variance, { } Subdivision, { } Site Plan, { } Conditional Use Approval. Any person or persons Affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ P.M. in the Municipal Building, 625 Station Ave, Haddon Heights, New Jersey 08035.

Casey Huse  
Signature of Applicant

11/31/2024  
Date

NOTE: This notice must be personally served or sent by certified or registered mail at least ten (10) days before the day of the hearing, and proof of service to the Secretary of the Haddon heights Planning Board at least two (2) days before the day of the hearing.





- Detailed engineering data including:
  - Ground floor or other floor plans;
  - Cross sections, profiles and established grades of all streets, aisles, lanes and driveways;
  - Sanitary sewer and water mail profiles;
  - All dimensions of the exterior boundaries of any subdivision.
  
- Architectural elevations for all proposed buildings, walls, fences and signs, and samples of building materials to be used shall be submitted to the Planning Board for approval. Architectural elevation drawings shall include:
  - Fully dimensioned exterior building walls.
  - Architectural features and design.
  - Exterior doors and windows.
  - Exterior materials to be used and treatment of materials.
  - Roof design and method of screening air conditioning units, etc.
  - Fully dimensional building signs.
  - Fully dimensional retaining walls and fences.
  
- Approximate date of project beginning/completion.
- Estimated cost of project.
- Photographs of project site and neighboring properties.

Key: (X) Complete                      (W) Request Waiver

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a final subdivision or site plan application, stating the reasons that such a waiver is being requested.

The Planning Board reserves the right to acquire additional information before granting final approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to: drainage calculations and traffic analysis provided, however, that no application shall be declared incomplete for lack of such information.

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Signature and title of person who completed checklist

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Date



**Huse Addition & Renovation**

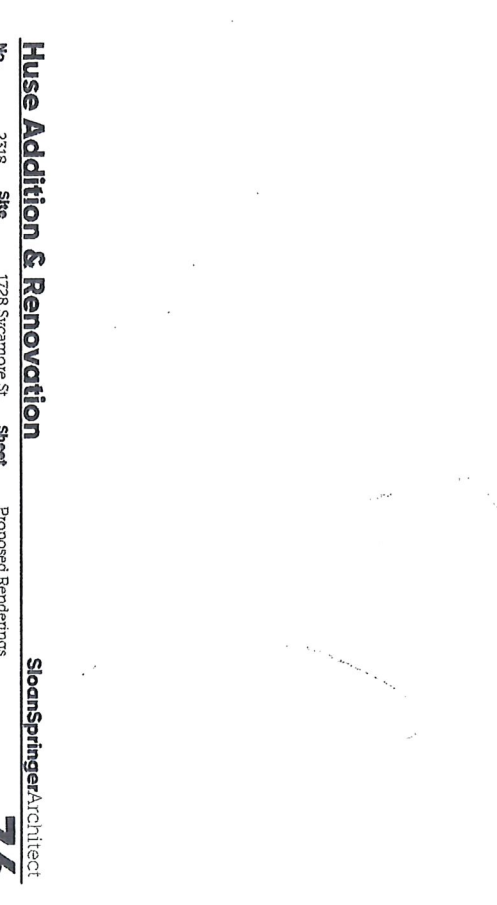
No. 2318 Site 1728 Sycamore St Sheet Existing Photos  
 Date 11/09/23 Haddon Heights, NJ Scale

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SlocarSprungerArchitect





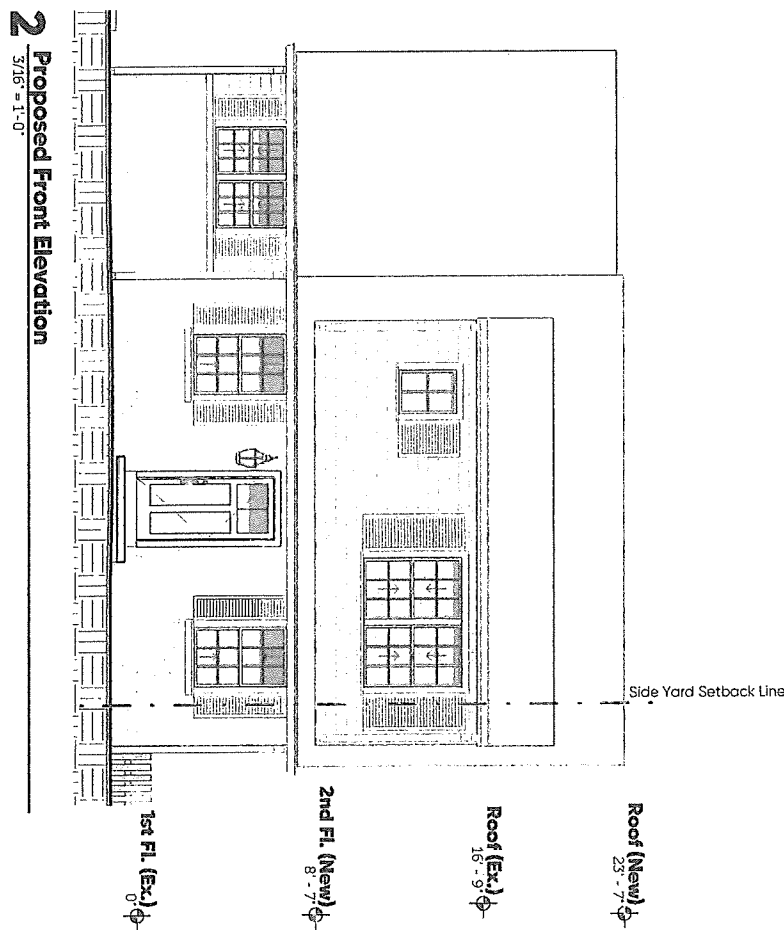
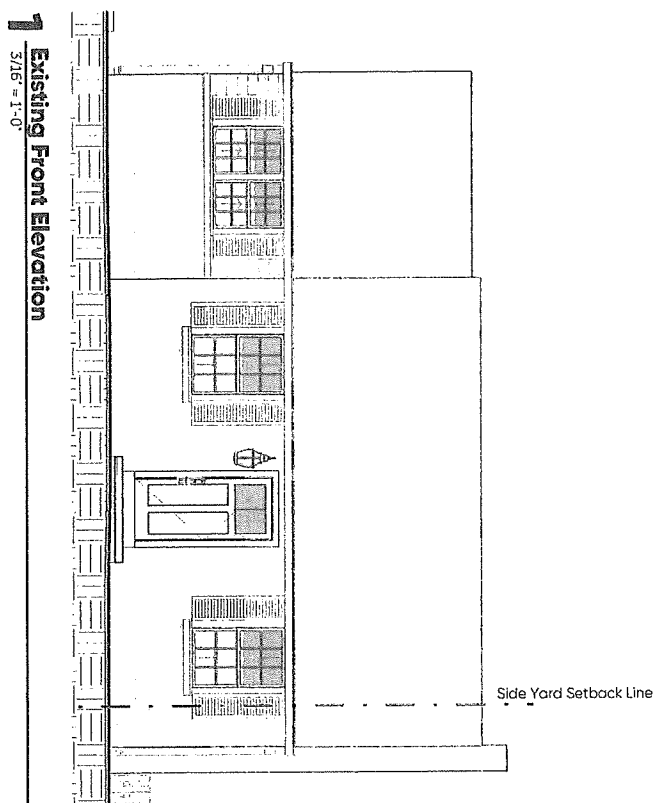
**Huse Addition & Renovation**

SloanSpringerArchitect

No.	2318	Site	1728 Sycamore St Haddon Heights, NJ	Sheet	Proposed Renderings
Date	11/09/23	Scale			

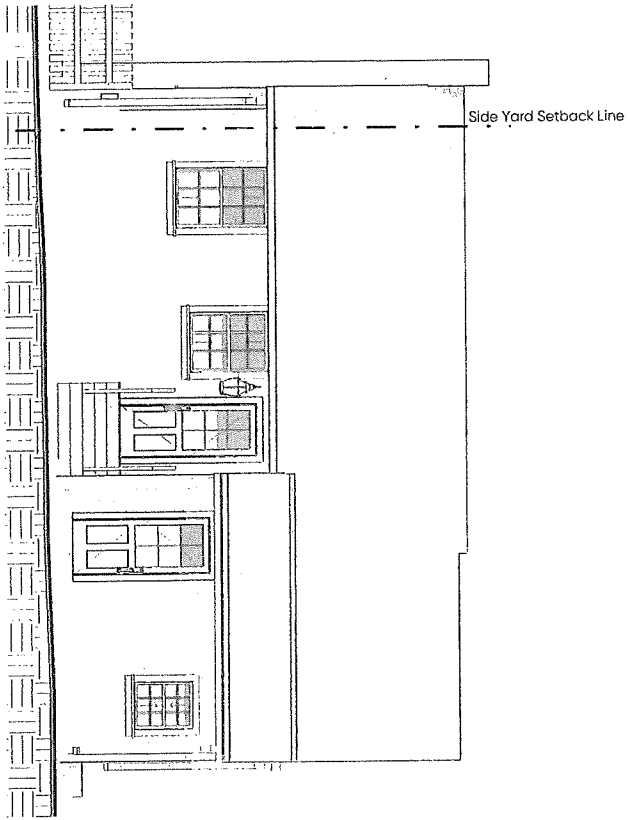
**Z6**

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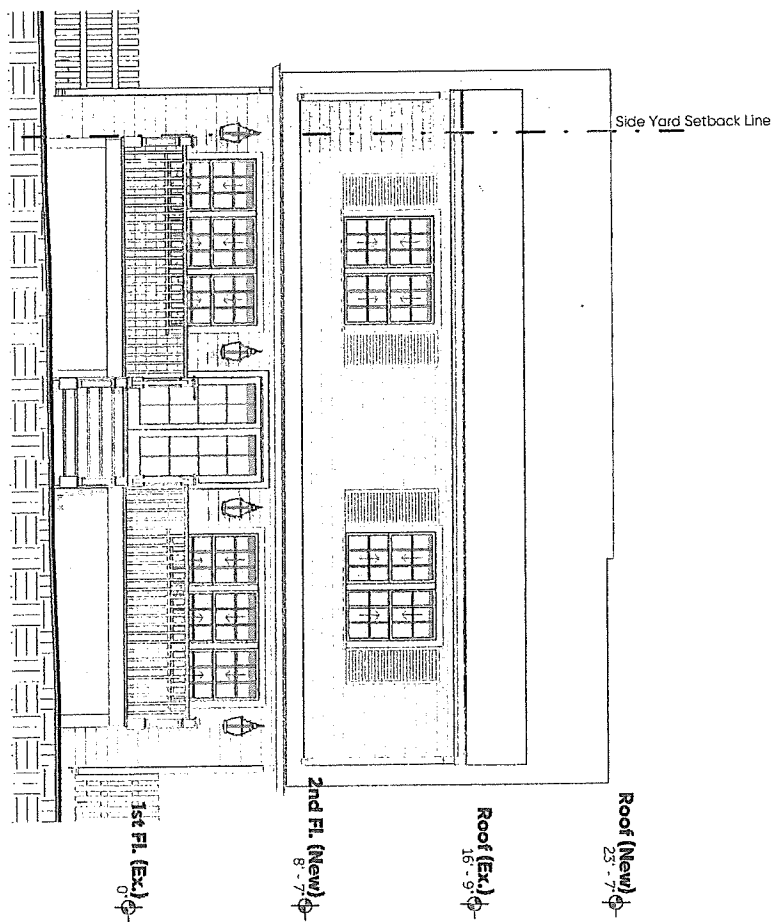


**Huse Addition & Renovation**

No. 2318 Site 1728 Sycamore St. Sheet Front Elevations  
 Date 11/09/23 Scale 3/16" = 1'-0"  
 © 2023 Sloop, Springer Architect 856.832.9789 Coll:gswooda 512.387.6433 Archt: vvvvvv spt:nger archt.



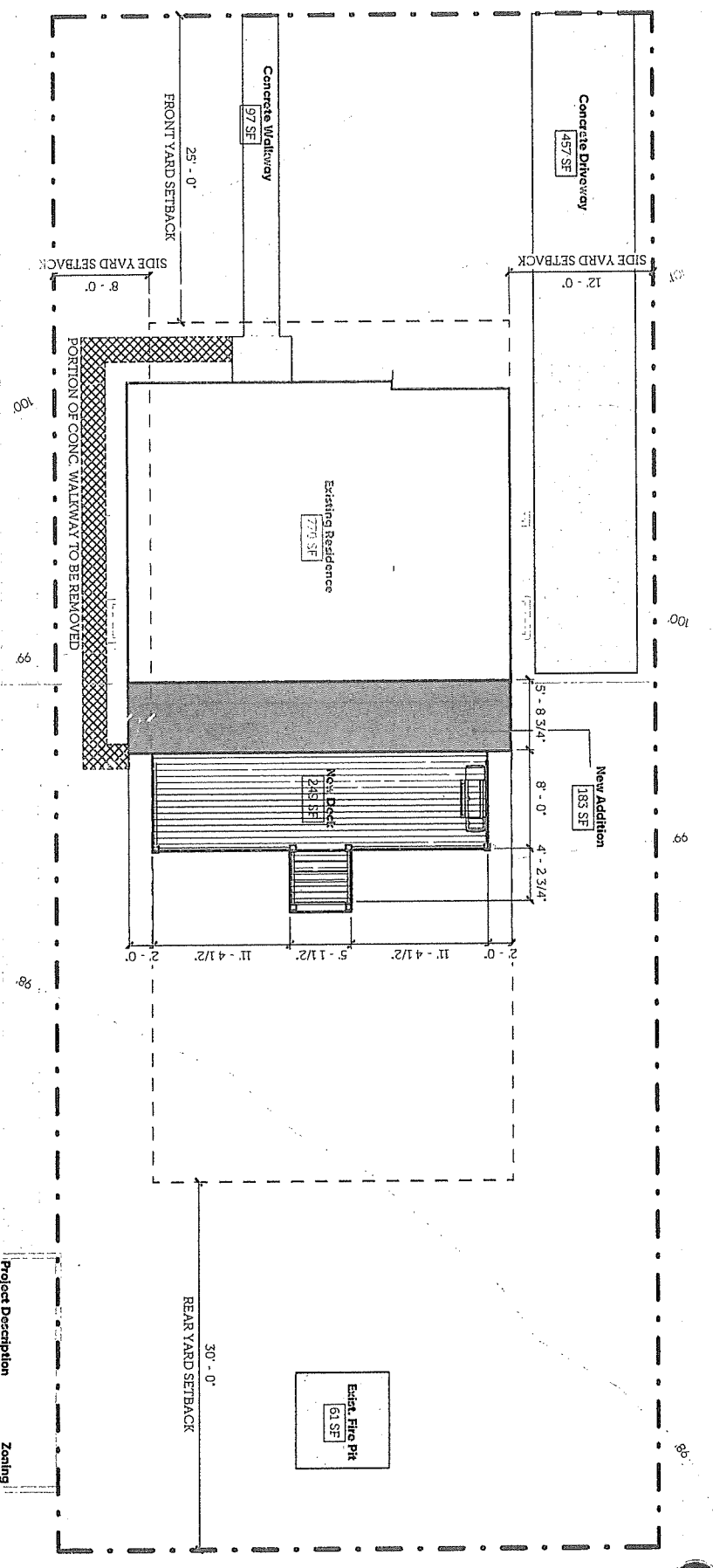
**1 Existing Rear Elevation**  
3/16" = 1'-0"



**2 Proposed Rear Elevation**  
3/16" = 1'-0"

**Huse Addition & Renovation**

No. 2318 Site 1728 Sycamore St. Rear Elevations  
 Date 11/09/23 Haddon Heights, NJ 3/16" = 1'-0"  
 © 2023 Spear-Springer Architect 855 832 9789 Collingswood 512 387 6433 Austt.  
 www.sprsprngear.archt



**Lot Coverage**

Name	Area	Cover	Is Bldg	Is Imp
Concrete Driveway	457 SF	No	No	No
Concrete Walkway	97 SF	No	Yes	No
Concrete Porch	0 SF	No	No	No
Exist. Fire Pit	61 SF	No	Yes	Yes
Existing Residence	770 SF	Yes	Yes	Yes
New Addition	183 SF	Yes	Yes	Yes
New Deck	249 SF	Yes	Yes	Yes
Total Coverage:	1,816 SF			

**Allowable Coverage**

Name	Area	Cover	Is Bldg	Is Imp	TOTAL	MAX LOT	TOTAL ALLOWED	IMPERVIOUS	TOTAL ALLOWED
Concrete Driveway	457 SF	No	No	No	6,250 SF	30%	1,875 SF	30%	1,875 SF
Concrete Walkway	97 SF	No	Yes	No					
Concrete Porch	0 SF	No	No	No					
Exist. Fire Pit	61 SF	No	Yes	Yes					
Existing Residence	770 SF	Yes	Yes	Yes					
New Addition	183 SF	Yes	Yes	Yes					
New Deck	249 SF	Yes	Yes	Yes					
Total Coverage:	1,816 SF						1,201 SF		1,350 SF

**Huse Addition & Renovation**

No. 2318 Site 1728 Sycamore St. Sheet Proposed Site Plan  
 Date 11/09/23 Haddon Heights, NJ Scale As Indicated  
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 www.spritzerarch.com



**Project Description**  
 Addition + Renovation  
**Legal Description**  
 Lot 3 Block 94  
 Neighborhood / AHJ  
 Haddon Heights  
**Gross Area**  
 770 SF (existing)  
 183 SF (IF proposed)  
 898 SF (2F proposed)  
 1,841 SF (total)  
**Max. Building Height**  
 2.5 stories / 35'

**Zoning**  
 R-5  
**Front Yard Setback**  
 25'  
**Side Yard Setback**  
 20' (total) 8' (min)  
**Rear Yard Setback**  
 30'  
**Max. Lot Coverage**  
 30%  
**Max. Building Height**  
 2.5 stories / 35'

