

Jaclyn Bradley
Zoning Administrative Officer
Stella R. Sytnik
Zoning Board Secretary



DAILY OFFICE HOURS
8:30 A.M. TO 4:30 P.M.
Office: 856-429-0647
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2400 Voorhees Town Center
Voorhees, NJ 08043

ZONING BOARD OF ADJUSTMENT

AGENDA FOR May 20, 2021

7:00 P.M. REGULAR MEETING VIA ZOOM WEBINAR

CALL TO ORDER

FLAG SALUTE

NOTICE:

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

I am required to advise you that there is a no smoking policy in this building. In the event of a fire or other emergency please utilize the exit at the rear of the room.

For those of you in attendance that are in possession of a paging device or cell phone, kindly turn it off or put in on vibrating mode. The sudden alerting tones of either device are disrupting to the proceedings as well as to the recording equipment used by the Board. Also, if you find it necessary to converse with your applicant, professional, or attorney, please do so in the lobby at the rear of the meeting room.

Thank you for your cooperation.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.

ROLL CALL

RESOLUTIONS

- ZC2020-025 Nicole Gansert, 29 Christopher Road, Block 218.01, Lot 108
Bulk variance relief for an existing deck and shed to remain as constructed.
- ZC2020-032 Thomas Jefferson University Hospital, Inc., Block 161, Lot 22
Increase in number of students permitted in medical training program.
- ZC2021-017 Safety in Groups, Inc., Block 207, Lot 4.18
Extension of previously granted approvals.

MINUTES FOR APPROVAL

NEW BUSINESS

Roman & Julia Yuabov
15 Shingle Oak Drive
Block 202.08, Lot 11

MDR (R100A) Zone

Case #ZC2020-033

The Applicant is seeking variance from Section 152.015(D)(3) to permit an as-built pool and pool surround to remain as installed at approximately 13' from a side property line where a minimum of 15' is required, and any other variances or waivers as may be required.

Robert & Dana Carson
1308 Pine Avenue
Block 194, Lot 1.01

MRD (R100)

Case #ZC2021-011

The Applicant is seeking a variance from Section 150.13(A)(1) to permit the installation of an inground pool in the side yard where accessory uses and structures are only permitted in rear yards, and any other variances or waivers as may be required.

Maria Vasertiger
1180 Kirkwood-Gibbsboro Road
Block 196, Lot 18

MDR (R75)

Case #ZC2021-001

The Applicant is seeking a variance from Section 152.015(D)(1)(a) to permit an addition to the front of a home to have a setback from Kirkwood-Gibbsboro Road of 25.35' where a minimum of 50' is required from all County roadways, and any other variances or waivers as may be required.

Adam & Nicole Malamut
6 Cresthill Court
Block 230.15, Lot 74

MDR (R100A) Zone

Case #ZC2021-018

The Applicant is seeking multiple variances to permit accessory uses and structures within the side and rear yards.

Variance required for Rear Yard Occupancy

From Section 150.13(A)(1), to permit the rear yard occupancy of all accessory structures for the property be increased to approximately 34% where a maximum of 25% is permitted;

Variance required for the proposed Fencing

From Section 150.14(B)(1)(b)(2), to permit the installation of 6' high fencing in a side yard where such fences are only permitted in rear yards;

Waiver required for proposed Fencing

From Section 150.14(B)(3)(f), to permit the proposed landscaping in lieu of planting evergreens at a maximum spacing of 6' apart center-to-center in front of the fencing which parallels the front property line.

Variances required for the proposed Shed

From Section 150.13(A)(1), to permit a shed and a patio in the side yards of the property where accessory structures and uses are only permitted in rear yard areas;

From Section 150.13(A)(7)(a), to permit the installation of a 162 SF shed in the side yard where sheds are only permitted in the rear yards of interior lots;

From Section 150.13(A)(7)(d), to permit the installation of a 162 SF shed at 12' from a side property line where sheds exceeding 150 SF in area require a 15' minimum side setback;

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

CONTINUED APPLICATION

Maasi Shamilov
5 Stead Court
Block 213.04, Lot 50

MDR (R100B) Zone

Case #ZC2020-012

The Applicant is seeking multiple variances to permit an as-built patio and retaining wall.

Variances required for the existing Patio

From Section 150.13(A)(1) to allow a patio to remain in the rear yard which creates a rear yard occupancy of 37.93% occupancy where a maximum of 25% of the rear yard is permitted to be occupied by accessory structures;

From Section 152.015(G) to allow impervious coverage for the lot to remain at approximately 52.32% where 45% is the maximum permitted by ordinance;

From Section 150.13(A)(6) to allow patio in rear yard to remain with a rear yard setback of 1.93' where a minimum of 15' is required;

From Section 150.13(A)(6) to allow patio in rear yard to remain with a side yard setback of 5.89' where a minimum of 15' is required; and

From Section 150.12(B)(1) to allow a patio to remain in the rear yard with a rear setback of 1.93' where no grading, construction, or alterations are permitted within of 5' a side or rear property line.

Variances required for the existing Retaining Wall

From Section 150.12(B)(1) to allow a retaining wall to remain in the front and side yard with a side setback of 4.29' where no grading, construction, or alterations are permitted within of 5' a side or rear property line.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): June 10, June 17, June 24, July 8.

ADJOURNMENT