

Jaclyn Bradley  
Zoning Administrative Officer  
Jennifer L. Gaffney  
Zoning Board Secretary



DAILY OFFICE HOURS  
8:30 A.M. TO 4:30 P.M.  
Office: 856-429-0647  
Fax: 856-795-2335  
2400 Voorhees Town Center  
Voorhees, NJ 08043

## ZONING BOARD OF ADJUSTMENT

### AGENDA FOR SEPTEMBER 9, 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

#### MINUTES FOR APPROVAL

August 26, 2021

#### OLD BUSINESS

Maasi Shamilov  
5 Stead Court  
Block 213.04, Lot 50

MDR(R100B)

Case #ZC2020-012

Action Date: 9/9/2021

The applicant is seeking variances for a raised patio in the home's rear yard, with variances from:

- a. **Section 150.13(A)(1)** to allow a patio to remain in and to occupy 37.93% of the rear yard, where maximum rear yard occupancy allowed for accessory structures is 25%, and;
- b. **Section 152.015(G)** to allow impervious lot coverage of 52.32%, where 45% maximum is permitted, and;
- c. **Section 150.13(A)(6)** to allow patio in rear yard to remain with side yard setback of 5.89' where 15' is required, and to allow the patio in the rear yard to have a 1.93' rear yard setback where 15' is required, and;
- d. **Section 150.12(B)(1)** to allow patio to have a rear setback of 1.93', where no grading, construction or alterations are permitted within 5' of rear or side property line, and;
- e. **Section 150.12(B)(1)** to allow a retaining wall in the front and side yard to have a side setback of 4.29', where no grading, construction or alterations are permitted within 5' of rear or side property line, and;

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

**NEW BUSINESS**

**Rakesh Patel**  
32 Callison Lane  
Block 213.19, Lot 7

MDR(R100B)

Case #ZC2020-030

Action Date: 10/31/2021

The applicant is seeking variances related to a proposed patio, pool equipment and fencing installation.

**The existing pool equipment require(s) variance(s) from:**

- a. **Section 150.12(B)(1)** to allow existing pool equipment to remain as installed at 4.4' from the side property line, where no grading, construction or alterations are permitted within 5' of rear or side property line, and;

**The proposed patio require(s) variance(s) from:**

- a. **Section 150.13(A)(1)** to allow proposed improvements to occupy 39% of the rear yard, where maximum rear yard occupancy allowed for accessory structures is 25%;

**The proposed 6' high vinyl fencing require(s) variance(s) from:**

- a. **Section 150.14(B)(1)(b)**, to permit proposed 6' high vinyl fencing to be installed within a secondary front yard where 6' high fencing is permitted in rear yards only; and,
- b. **Section 150.14(B)(2)(a)**, to permit the installation of 6' high vinyl fencing in a front yard, where the installation of any fencing is expressly prohibited; and,
- c. **Section 150.14(B)(2)(c)**, to permit proposed 6' high vinyl fencing to be installed in the secondary front yard at 20 feet from the Nolen Circle right-of-way where a minimum setback of 34.7' is required; and,
- d. **Section 152.015(D)(1)(c)**, to allow for the proposed 6' high vinyl fence to be installed at 20 feet and the proposed patio expansion to be installed at 29.8 feet from the Nolen Circle right-of-way, where the minimum front yard setback from any right-of-way is 35 feet; and,

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

**Emily Morgan**  
4 Penn Road  
Block 264, Lot 3

RR

Case #ZC2021-021

Action Date: 11/5/2021

The applicant is seeking variances related to proposed additions to the home and a detached garage.

**The proposed front additions require(s) variance(s) from:**

- a. **Section 152.005(D)(1)**, to permit proposed additions at 45' from the Penn Road right-of-way, where the minimum front setback for the RR zone is 50' and the, and

**The proposed detached garage require(s) variance(s) from:**

- b. **Section 150.13(A)(2)**, to permit a detached garage to have a peak roof height of 23' 10" where the maximum height permitted for accessory structures is 15'; and

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

**Richard Dougherty**  
405 E. Evesham Road  
Block 109, Lot 4

MDR(R100)

Case #ZC2021-022

Action Date: 12/18/2021

The applicant is seeking variance(s) related to a proposed patio installation, with variance from:

- a. **Section 150.13(A)(1)** to permit the installation of a proposed patio within the secondary front yard, where accessory uses and structures are only permitted within rear yards, and;

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

**Christine Swift**  
1127 Kirkwood-Gibbsboro Road  
Block 181, Lot 3

MDR(R100)

Case #ZC2021-023

Action Date: 12/01/2021

The applicant is seeking variance(s) related to an existing unpermitted non-conforming addition on the front of their home, with variances from:

- a. **Section 152.15(D)(1)(a)** to permit the existing front porch addition to remain as constructed at approximately 44' from the Kirkwood-Gibbsboro Road right-of-way, where the minimum front setback from a county road is 50', and;

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

**COMMENTS FROM THE PUBLIC**

**COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s): September 23, October 7, October 21, November 11, December 16**

**ADJOURNMENT**