

23-04

APPLICATION FOR VARIANCE

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a (hardship) (use) variance from the terms of Article(s) and Section(s) 395-6 Lot Coverage of the Zoning Ordinance so as to permit Requesting 7.84% relief For Fiberglass inground Pool.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Block 155.02 Lot 1,
Street address: 835 Crescent Avenue Bunnemere, NJ, Bunnemere, New
08078

Jersey
Applicant: Mark Chase Address 835 Crescent Avenue

Owner: same Address Bunnemere, NJ 08078

Lessee: _____ Address _____

Last previous occupancy _____

Size of Lot 7517 Size of Building(s) (Present and/or Proposed):

At street level _____ ft. Front _____ ft. Deep

Percentage of lot occupied by building(s) 31.97 % Height of Building(s) _____ stories _____ ft.

Set back: Front property line _____ feet. From side (if corner lot) 34.7 feet

Zoning requirements frontage _____, side yards 5', set-back 5', rear yard 5'

"Prevailing set-back" of adjoining buildings within one block _____ feet

Has there been any previous appeal involving these premises? Yes _____ No

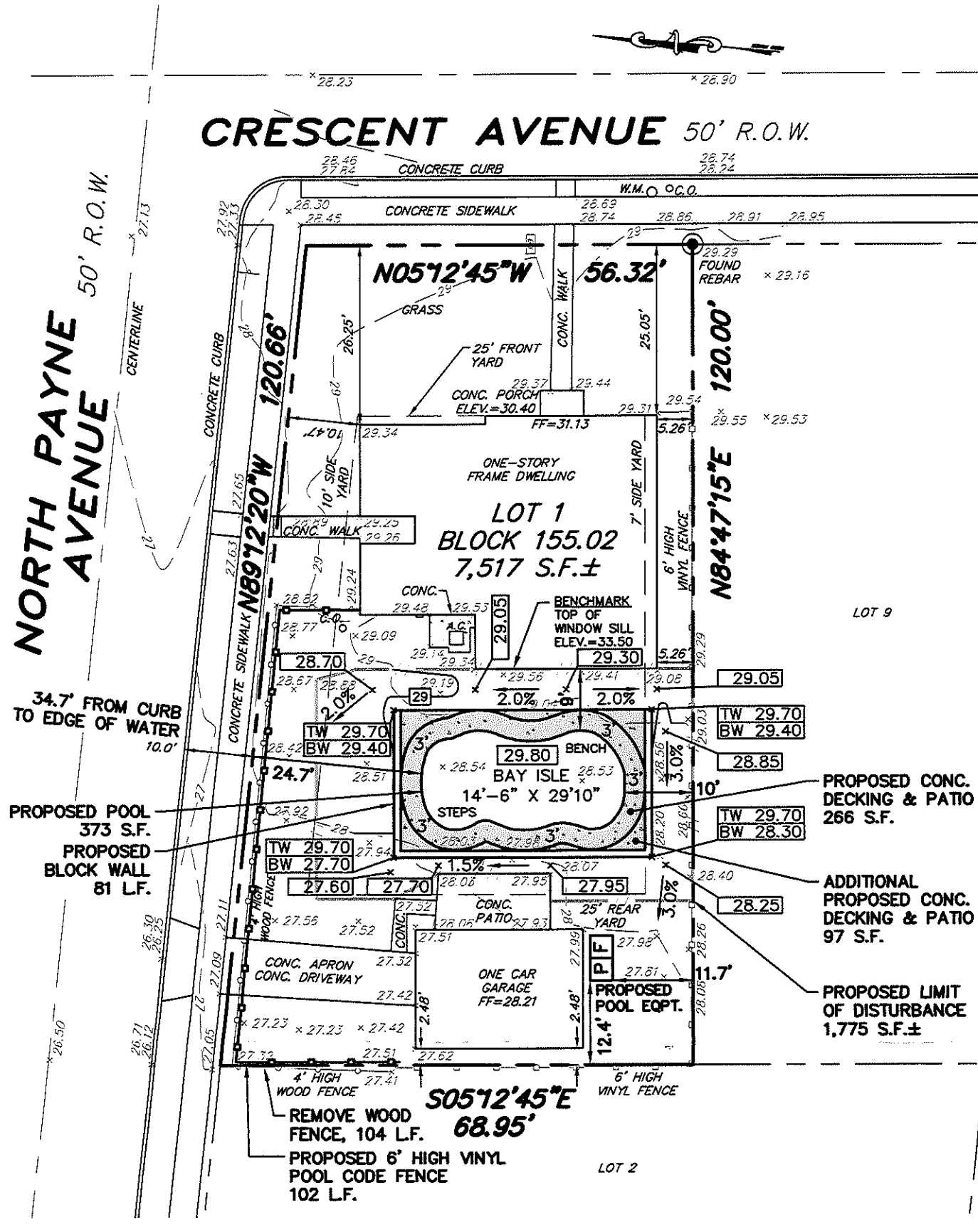
If yes, state character of appeal and date of disposition _____

Proposed Use:

INSTALL 14.6' x 29.10' Fiberglass Inground Pool w/ Concrete Apron

97 Sq. Ft. Pool Patio Area AS SHOWN

Retaining Wall 8" LEX 18" High Exposed



NOTE TO CONTRACTOR
 THE BUILDER/CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS NECESSARY TO CONSTRUCT THE PROPOSED PROJECT.

FIELDWORK NOTE
 THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 6-30-2023 ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

APPLICANT INFORMATION
 JAMIE & MARK CHASE
 835 CRESCENT AVENUE
 RUNNEMEDE, NJ 08078

GENERAL NOTES

- ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
- DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
- THE PROPERTY LINES, EASEMENTS, PHYSICAL FEATURES, ETC. SHOWN ON THIS PLOT PLAN ARE BASED ON A SURVEY PLAN SUPPLIED BY THE OWNER. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS FOUND IN THE ABOVE INFORMATION.
- DISTANCES ARE SHOWN IN DECIMAL FEET.
- THIS PLOT PLAN DOES NOT SHOW THE LOCATION OF ANY UNDERGROUND IMPROVEMENTS, RESTRICTIONS, EASEMENTS OR PROPERTY LINE AGREEMENTS NOT VISIBLE, UNKNOWN TO THE SURVEYOR OR THAT WHICH A CORRECT AND CURRENT TITLE REPORT WOULD DISCLOSE.
- NO FILL SHALL BE PLACED SO AS TO INTERRUPT EXISTING DRAINAGE PATTERNS, OR WITHIN 5 FEET OF ANY PROPERTY LINE.
- ALL DISTURBED LAND WITHIN OR ADJACENT TO THE WORK AREA, WHICH IS THE RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- STOCKPILING OF MATERIAL AND DEBRIS WITHIN THE RIGHT-OF-WAY AREA SHALL NOT BE PERMITTED. THE ROADWAY SHALL BE SWEEPED CLEAN OF ALL EARTH AND DEBRIS AT ALL TIMES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AND SHALL INCLUDE SILT FENCES AT DOWNSLOPE PERIMETERS OF THE DISTURBED AREA.
- THE CONTRACTOR SHALL VERIFY THAT NO EXISTING UNDERGROUND STRUCTURES ARE IN THE AREA OF EXCAVATION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY GRADING THAT WILL DIRECT ANY SURFACE WATER TOWARDS THE DWELLING OR TRAP ANY SURFACE WATER NEAR THE DWELLING.
- VERTICAL DATUM SHOWN ON THE PLOT PLAN IS BASED ON NAVD 88.
- ANY ACCESS FILL SHALL BE REMOVED FROM THE SITE AND NO DEVIATION TO THE APPROVED FINAL GRADING DEPICTED ON THIS PLAN SHALL BE PERMITTED WITHOUT REVIEW AND APPROVAL FROM THE ASSOCIATED MUNICIPALITY.
- NO ACCESS TO ADJACENT PROPERTIES WAS GRANTED FROM ADJACENT PROPERTY OWNERS.

(35% MAX.)

ZONE: RL, RESIDENTIAL DISTRICT	
EXISTING LOT AREA:	7,517 S.F.
EXISTING LOT/IMPERVIOUS AREA	S.F. %
HOUSE	1,414 18.81%
CONC. DRIVEWAY	214 2.85%
CONC. PORCH, PAD, & WALKS	214 2.85%
CONC. PATIO	136 1.81%
GARAGE	425 5.65%
TOTAL	2,403 31.97%
PROPOSED LOT/IMPERVIOUS AREA	S.F. %
POOL	373 4.96%
CONC. DECK/PATIO	266 3.54%
CONC. DECK/PATIO (ADDITIONAL)	97 1.29%
BLOCK WALL	81 1.08%
TOTAL	817 10.87%
	S.F. %
TOTAL NEW LOT/IMPERVIOUS AREA	3,220 42.84%
	S.F. %
TOTAL DISTURBANCE	1,775 23.61%

VARIANCE NOTE
 A VARIANCE IS REQUIRED FOR MAXIMUM IMPERVIOUS COVERAGE AND SHALL BE OBTAINED BY THE HOMEOWNER.

ELEVATION LEGEND
 (IF SHOWN)

- x 35.2 DENOTES EXISTING ELEVATION
- 35.2 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF FLOW
- FF=35.2 DENOTES FINISH FLOOR ELEVATION

POOL GRADING PLAN		DATE	REVISION
835 CRESCENT AVENUE			
LOT 1 BLOCK 155.02			
BOROUGH OF RUNNEMEDE, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY			
BY BRYSON & YATES CONSULTING ENGINEERS, LLC 307 Greentree Road Sewell, New Jersey 08080 Phone: (856) 589-1400 Fax: (856) 582-7976 NJ Cert. of Authorization No. Z46A282A2689	 JAMES A. SPRATT PROFESSIONAL ENGINEER N.J. LICENSE NO. 33946	JOB NO.:	23236
		DATE:	7/13/2023
		SCALE:	1"=20'
		DRAWN BY:	T.B.K.
		SHEET:	1 OF 1