



ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF ELK

NOTICE OF APPEAL  
(BULK VARIANCE APPLICATION FORM)

RECEIVED

SEP 23 2024

TOWNSHIP OF ELK  
PLANNING BOARD

APPEAL NO. ZB-24-03

DATE: 9-23-2024

Appeal is hereby made by the undersigned (check applicable item or items):

- For a variance or special exception from the terms of the Zoning Ordinance of the Township of Elk
- From the action or decision of the Zoning Administrative Officer

Appellant: Harry and Serena Holmes

Address: [REDACTED]

Appellant's Signature: [Signature]

Phone Number: [REDACTED] email: [REDACTED]

Interest of appellant, if not the owner (agent, lessee, etc.):  
N/A Owner of Property

Property Owner's Name: Harry and Serena Holmes

Address: [REDACTED]

Property Owner's Signature: [Signature]

Property Owner's Signature: [Signature]

Phone Number: [REDACTED] email: [REDACTED]

All titled owners of the property must sign the application evidencing their consent to the application. Please attach a separate sheet for signatures, if necessary, and provide a copy of the current deed of ownership.

Attorney's Name: David A. Thatcher, Esq.

Address: 128 Ganttown Road  
Turnersville, New Jersey 08012

Phone Number: 856-232-3270 Fax: 845-232-7818 Email: dthatcher@thatcherpassarella.co

Application relates to (check applicable item or items):

Use     Lot Area     Yards     Height

Existing Building     Proposed Building     Other \_\_\_\_\_

Brief description of real estate affected:

Block 54    Lot 26.03    Lot size 60,414    Street Address 930 Aura Road

Present use: Residential

Proposed use: Residential

Present zoning classification: RE Rural Environmental Residential

Present improvements upon land: Vacant Land

If this is an appeal from action of the Zoning Administrative Officer, complete the following:

Date of determination made: \_\_\_\_\_

Your statement of alleged error: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specify which Township Ordinance section(s) relief is requested: 96-71(D)(2)(A) Lot Area & 96-71(D)(6) (a) lot width

What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s)? The subject property was the subject of a land use application in 2011 in which applicant was granted minor subdivision approval along with variance approval for lot area and lot width.

Action desired by appellant: The approvals for the variances has since expired and applicant seeks to renew the approvals so that it can proceed with the construction of a home on the lot.

Reasons appellant believes Board should approve desired action: Applicant seeks approval of variances for lot area and lot width as these are pre-existing non-conforming created as a result of land use approval granted in 2011.

Has there been a previous appeal, request, or application to this or any other Township Boards or the Construction Official involving these premises?:  yes     No

If "yes," state the nature, date and the disposition of said matter and attach copies of all prior resolutions of this or any other Land Development Board.

See Resolution Number 2011-18 attached hereto  
\_\_\_\_\_  
\_\_\_\_\_