



ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ELK

NOTICE OF APPEAL
(BULK VARIANCE APPLICATION FORM)

APPEAL NO.: 213-25-03

DATE: 11/5/25

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: John R Staub Jr.

Address: 841 Clems Run Rd.
Glassboro, NJ 08028

Appellant's Signature: *ASJ*

Phone Number: _____ email: _____

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

Property Owner's Name: John R. Staub Jr., Victoria Marie Staub

Address: 841 Clems Run Road
Glassboro NJ, 08028

Property Owner's Signature: *John R Staub Jr.*

Property Owner's Signature: *Victoria Marie Staub*

Phone Number: _____ email: _____

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: _____

Address: N/A

Phone Number: _____ Fax: _____ email: _____

Application relates to (check applicable item or items):

- Use
 - Existing Building
 - Lot Area
 - Proposed Building
 - Yards
 - Other
 - Height
- set back from road

Brief description of real estate affected:

Block 32 Lot 11 Lot size 59,600.41 sq/ft Street Address 841 Clems Run Rd Glassboro NJ 080

Present use: Personal Residence

Proposed use: Personal Residence

Present zoning classification: RE - Rural - Environmental

Present improvements upon land: Shed, pole barn

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

Date of determination made: _____

Your statement of alleged error: N/A

Specify which Township Ordinance section(s) relief is requested: 96-80 A-2, 96-71 D-2(a), 96-71 D-3(a) + D-51

What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s)? The lot size is 59,600.41 sq/ft.

The existing house is 34.24ft from Clems Run Road.
A lean-to on the pole barn would make it over 900 sq ft, and it is
19.08 ft from the side. Set back is 20ft min.

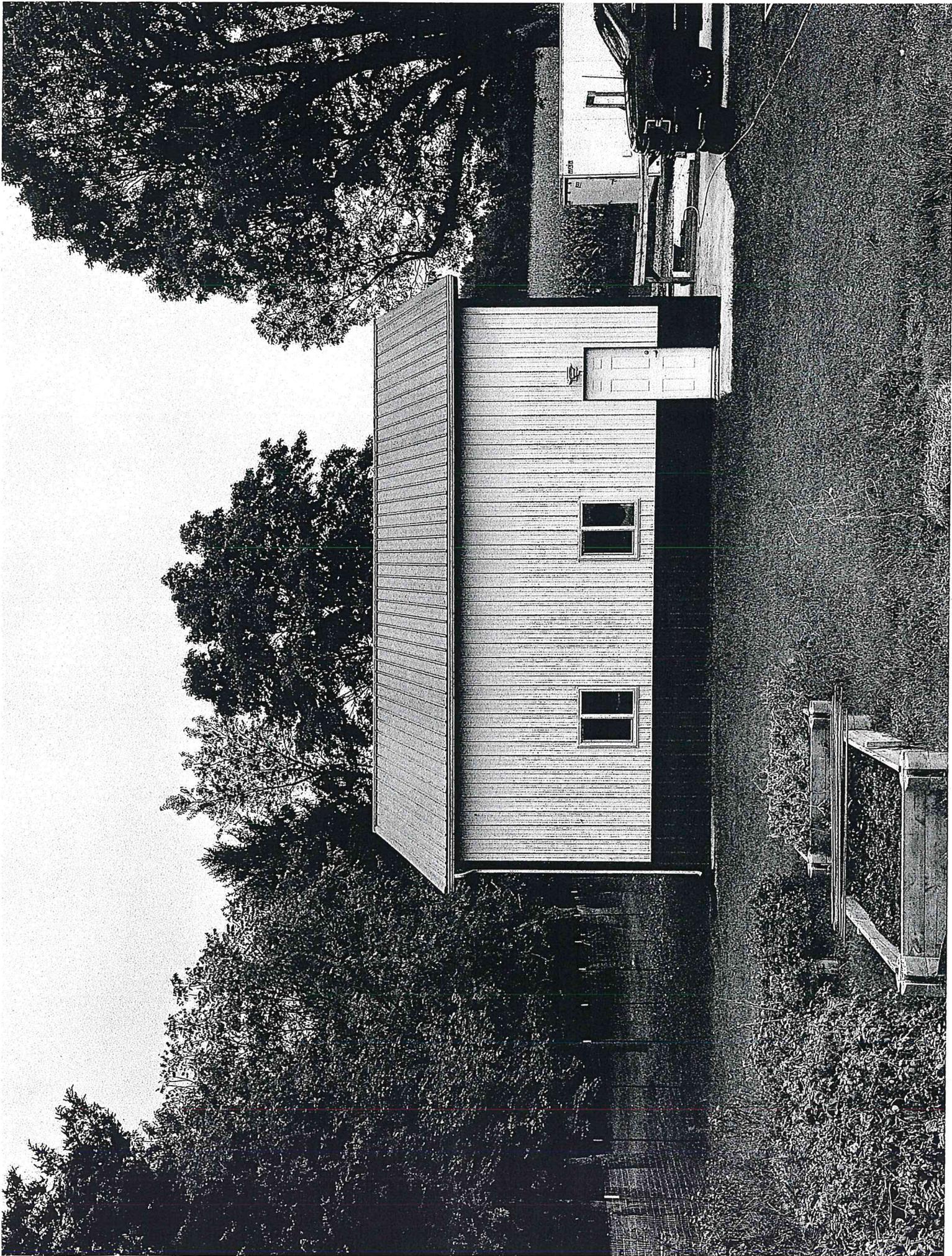
Action desired by appellant: Please allow a variance for a home addition and
pole barn lean to

Reasons appellant believes Board should approve desired action: Our home is a modest 2 bedroom, 1 bathroom
house, which has become increasingly challenging for our growing family. We have 2 sons, one of
which attends school here at Aura, and I (John) have lived here my whole life. This community is our
home, and we want to continue raising our family here. The proposed variance will allow us to expand
in a way that meets our family's needs. We are simply asking for the space necessary to stay in our
home and remain active members of this community we love.

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.



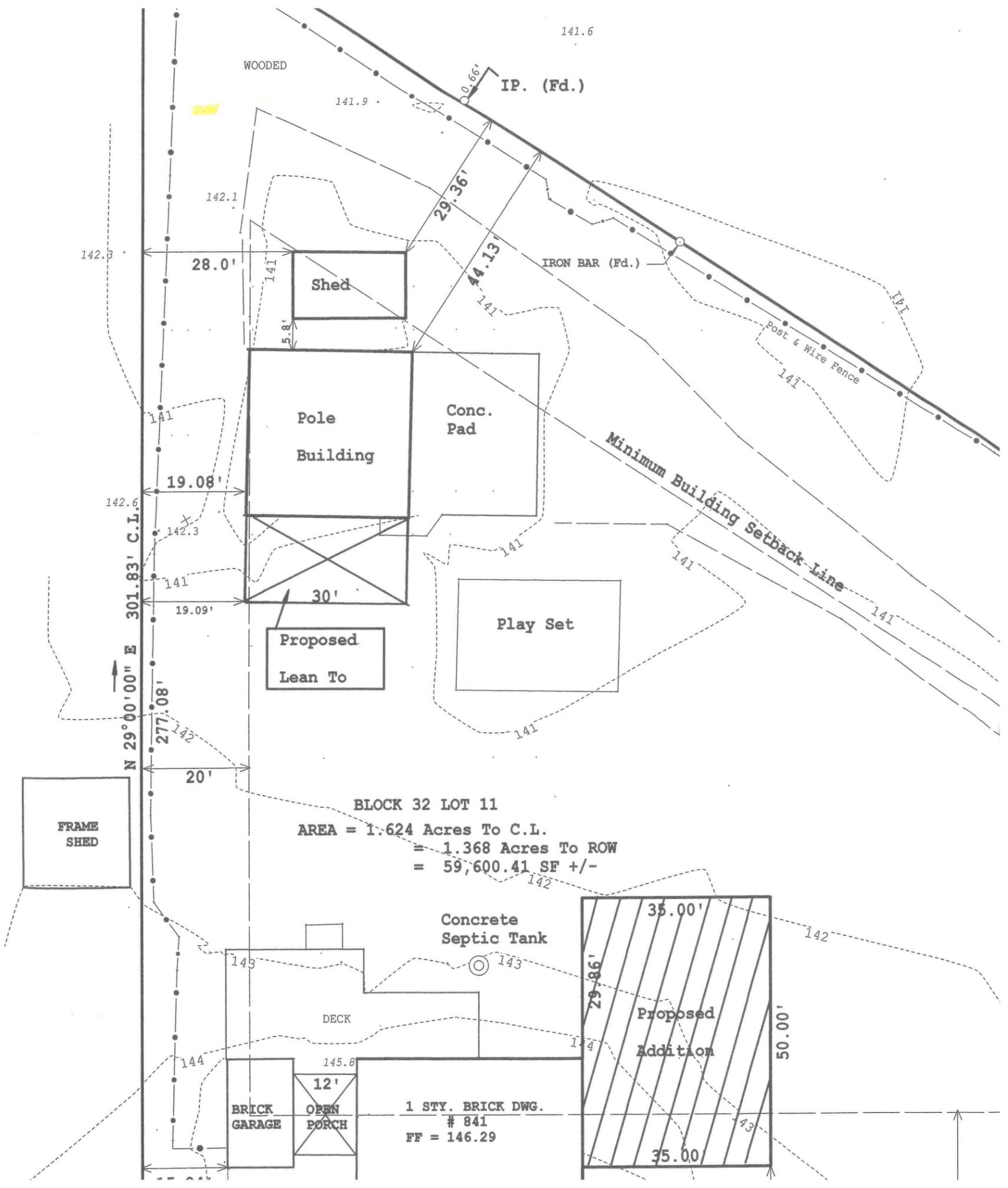


ZONING DISTRICT: (RE) RURAL- ENVIRONMENTAL RESIDENTIAL

	REQUIRED	LOT 11
MIN. LOT SIZE	80,000 SF	59,600.41 SF to ROW
MIN. LOT DEPTH	200 FEET	232.98 FEET
MIN. FRONT YARD SETBACK	50 FEET	34.24 FEET *
MIN. REAR YARD SETBACK	40 FEET	93.74 FEET
MIN. SIDE YARD SETBACK	20 FEET 50 FEET BOTH	15.84 FEET* 50 FEET BOTH
MIN. LOT WIDTH @ BLDG. LINE	135 FEET	430.20 FEET
MIN. LOT FRONTAGE	135 FEET	430.20 FEET
MIN. BLDG HT.	<35'	Must Comply
Max. Bldg. Coverage	15%	8.3 %
Max. Imp. Coverage	20%	18.4 %
Accessory Structure (Detached Gar.)	900 sf	900 sf
Accessory Structure (Second Structure)	200 sf	240 sf
Accessory Structure Over 200 sf must meet yard setbacks	40'	29.36' Rear * 162.0' Front 19.08' Side *
Accessory Structure Min. Separation.	15'	5.8' *
Accessory Structure Max Height	25'	15'

NOTE: * DENOTES EXISTING NON-CONFORMING CONDITION VARIANCE REQUIRED

BLOCK 32 LOT 12



BLOCK 32 LOT 11
 AREA = 1.624 Acres To C.L.
 = 1.368 Acres To ROW
 = 59,600.41 SF +/-

1 STY. BRICK DWG.
 # 841
 FF = 146.29