

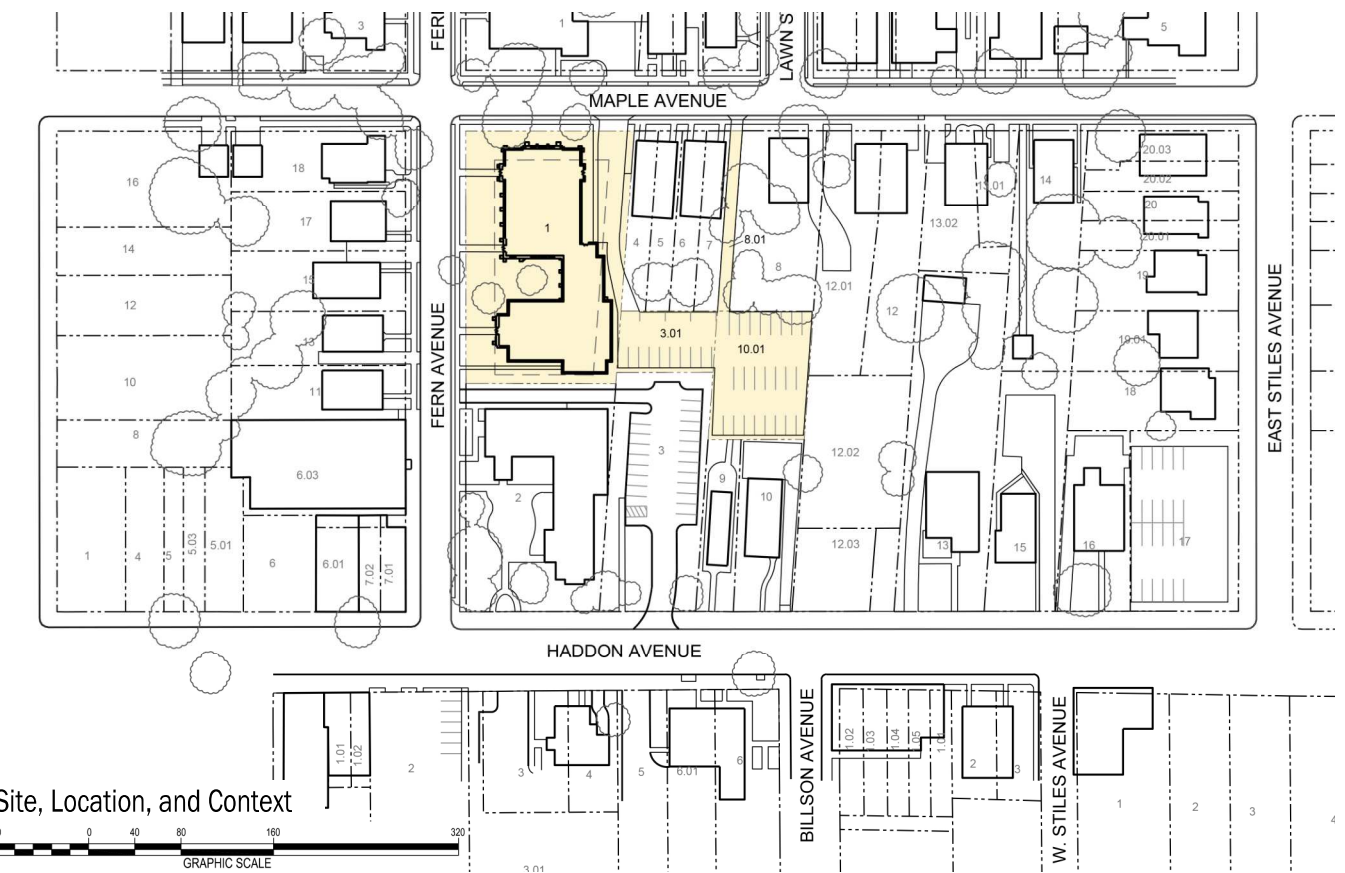


Design Approach: Preserve the exterior architecture of the stone church. Repurpose the interior with residential units. (above: existing conditions)

Zone	Schedule of Regulations	Existing	Proposed	A	Notes
	SF-D3-Single Family <sup>B</sup> Detached Residential	Church	Multifamily	V	
Minimum Lot Area	6,000 sf	45,466 sq/ft	45,466 sq/ft	C	
Minimum Lot Width	60 feet	130'	130'	C	
Front Yard Minimum	25'	13' & 26'	13' & 26'	V	Corner Lot-2 fronts: Fern Front 26', Maple Front 13'
Side Yard 1	7.5'	5'	5'	V	Maple 5', Fern 9' (existing)
Side Yards Both	16'	14'	14'	V	
Rear Yard	20'	NA	NA		No Rear Yard Setback, lot is a corner lot
Building Coverage	30%	30.4%	30.4%	V	13,805 Sq/ft building / 45,466 sq/ft site
Impervious Coverage	40%	66.9%	67.3%	V	Proposed: existing plus new lower level courts
Building Height	35'	48'	48'	V	Approx..
F.A.R.	N/A	N/A	N/A		
Parking Spaces <sup>C</sup>	2 spaces per unit	1 space per 3 seats (na)	1 space per 1BR unit 1.5 space per 2BR unit	V	Parking based on similar projects and transit / main street precedents
Parking Setback				V	Corner lot - two fronts, 2 sides
Front	20'	130' & 170'	130' & 170'		
Side	10'	0'-5'	5' (existing)		
Rear	10'	0'-5'	na		

Notes:

- A. V - Variance, Permitted in Redevelopment Zone  
C - Complies
- B. SF-D3 Single Family - Detached Residential Zone 3  
- Permitted uses: Single-family, detached units; parks/playgrounds; schools; family day-care homes  
- Accessory uses: Garages, utility sheds, home personal offices  
- Conditional uses: Home professional offices; churches; utility facilities; community residential homes; bed-and-breakfasts; boardinghouses
- C. Parking for 25 Units (Nine 1 Bedroom, Sixteen 2 Bedroom)  
Code section 141-76: = 50 spaces  
Existing: = 34 spaces  
Proposed = 33 spaces: 9 1BR spaces (1 space/unit) + 24 2BR spaces (1.5 spaces/unit)



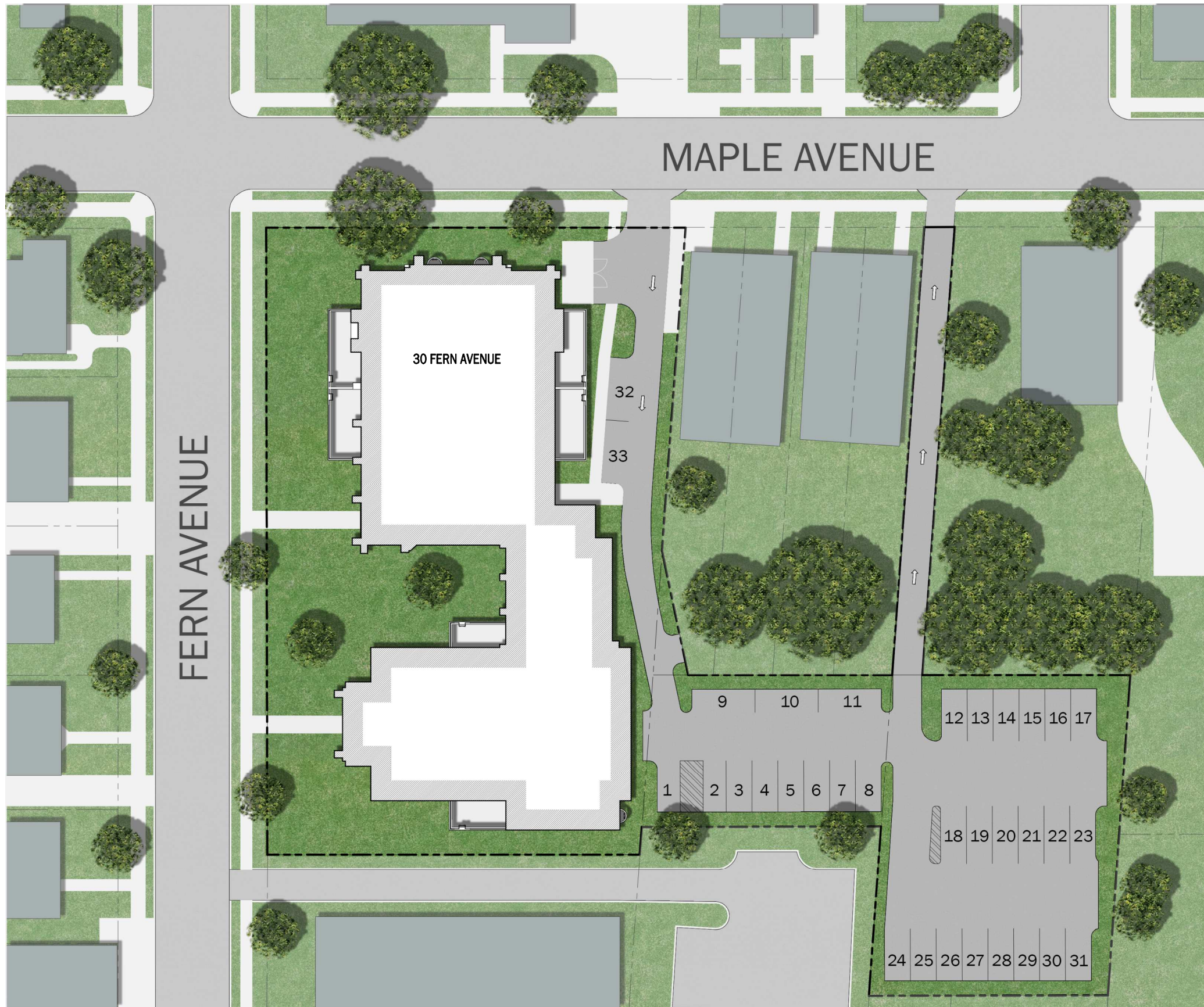
Site, Location, and Context

## Renovations to 30 Fern Avenue, Collingswood, NJ

Applicant: Spring Hill Services, 2001 Spring Garden Street, #107 Philadelphia, PA 19130 t: 267-241-8054  
 Architect: Spieze Architectural Group, 121 Market St, Camden, NJ 18102 t: 866-974-7666  
 Civil Engineer: Colliers Engineering and Design, 1000 Water View Dr., Suite 201, Hamilton Township, NJ 08691 t: 609-587-8200

August 28, 2023

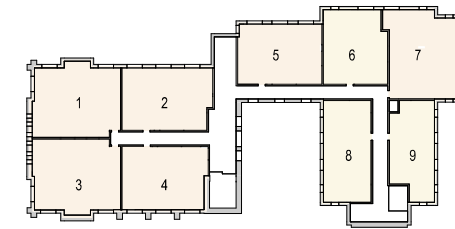




Note: Existing parking updated to maintain 5'-0" setback

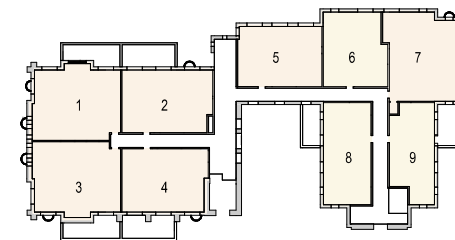
## SITE PLAN NOTES

- Rendered site plan is for general information and illustrative purposes.
- See property survey overlay for engineered dimensions and layout
- Existing landscaping shown. Landscape Plan to follow.



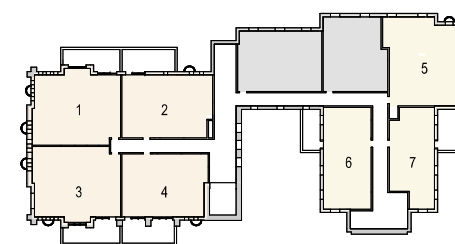
9 UNITS TOTAL  
(3) ONE BEDROOMS  
(6) TWO BEDROOMS

### LOWER LEVEL



9 UNITS TOTAL  
(3) ONE BEDROOMS  
(6) TWO BEDROOMS

### FIRST FLOOR



7 UNITS TOTAL  
(3) ONE BEDROOMS  
(4) TWO BEDROOMS  
FITNESS ROOM  
MECHANICAL ROOM

### SECOND FLOOR

#### **PROGRAM SUMMARY - 25 UNITS**

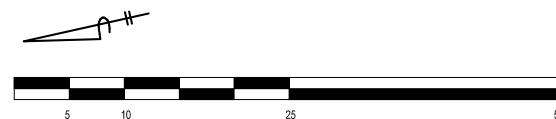
(9) ONE BEDROOMS  
(16) TWO BEDROOMS  
FITNESS ROOM

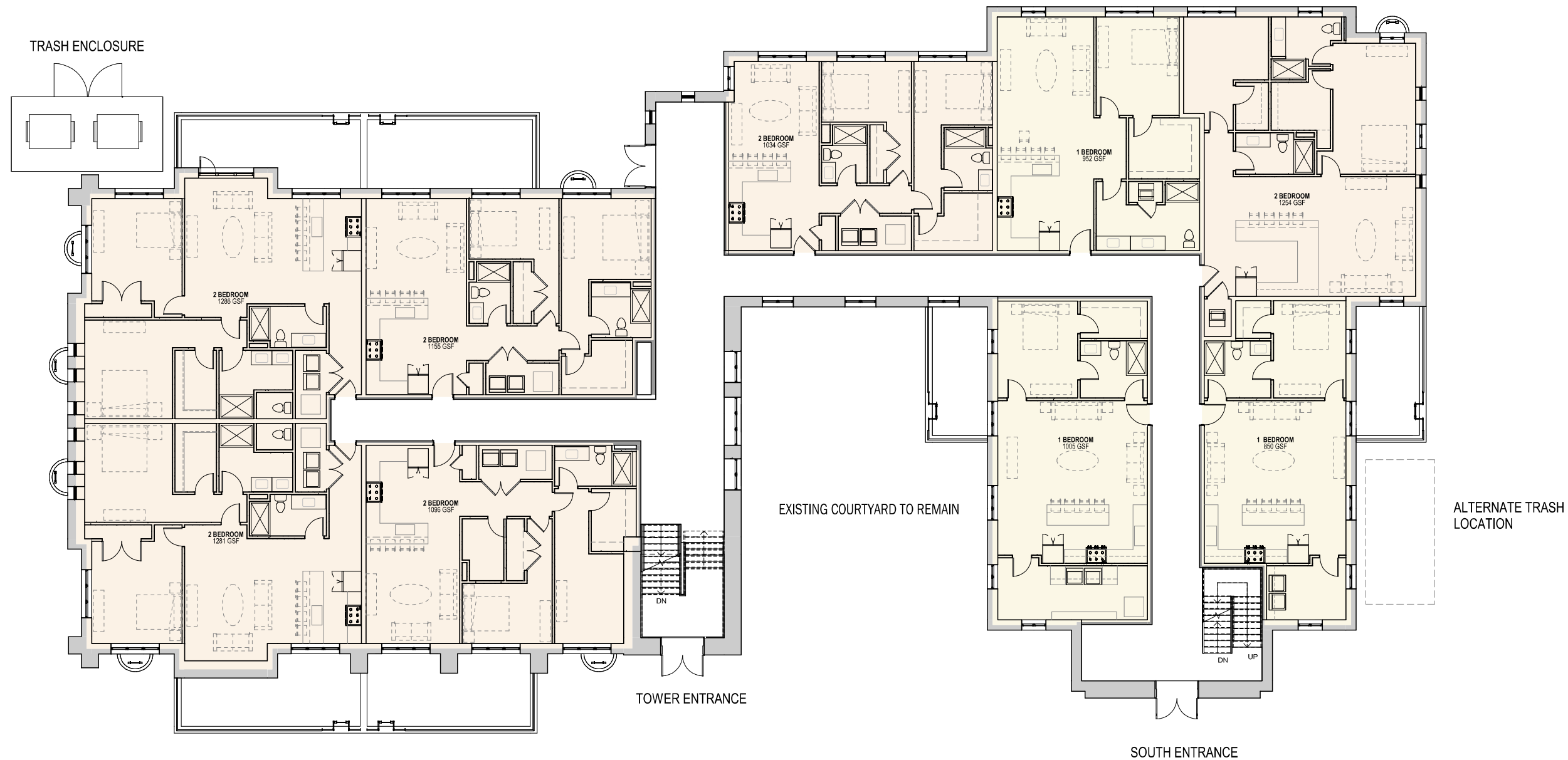




**LOWER LEVEL FLOOR PLAN - 7 UNITS, FITNESS ROOM, MECHANICAL, EXTERIOR COURTYARDS**  
 (4) TWO BEDROOMS, (3) ONE BEDROOMS

ALL FLOOR PLANS ARE PRELIMINARY





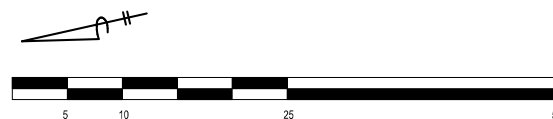
FIRST FLOOR PLAN - 9 UNITS, (6) TWO BEDROOMS, (3) ONE BEDROOMS

ALL FLOOR PLANS ARE PRELIMINARY



SECOND FLOOR PLAN - 9 UNITS, (6) TWO BEDROOMS, (3) ONE BEDROOMS

ALL FLOOR PLANS ARE PRELIMINARY





FERN AVENUE VIEW WITH PROPOSED COURTYARDS



FERN AVENUE ELEVATION - EXTERIOR TO REMAIN; WINDOW AND LANDSCAPE UPGRADES