

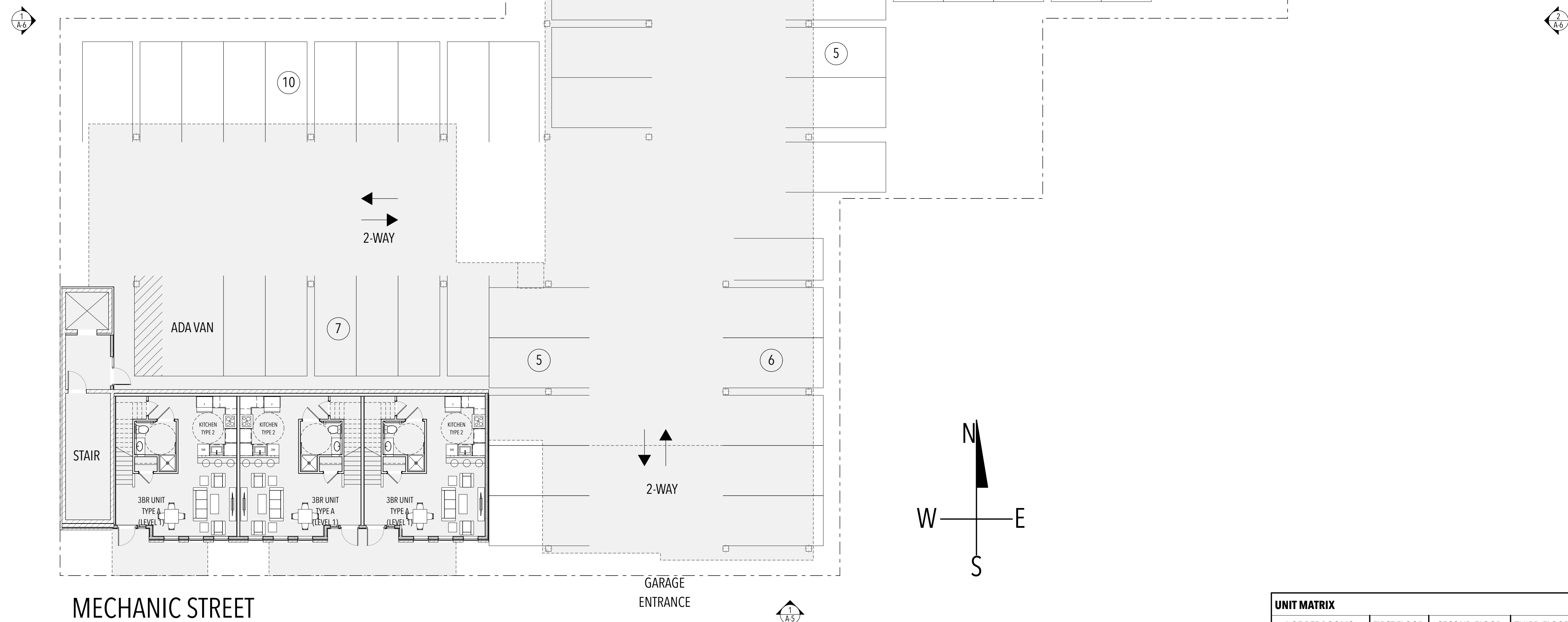


1301 Haddon Ave Apartments
1301 Haddon Avenue
Camden, NJ 08104

[illegible]

A1.0

FIRST FLOOR PLAN



PARKING TOTALS	
STANDARD	43
COMPACT	15
ADA	1
VAN ADA	1
TOTAL	60

UNIT MATRIX						
# OF BEDROOMS	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	BLDG TOTAL	PERCENTAGE
1BR	0	3	4	4	11	19%
2BR	0	10	11	11	32	55%
3BR	3	4	4	4	15	23%
TOTAL UNITS	3	17	19	19	58	100%

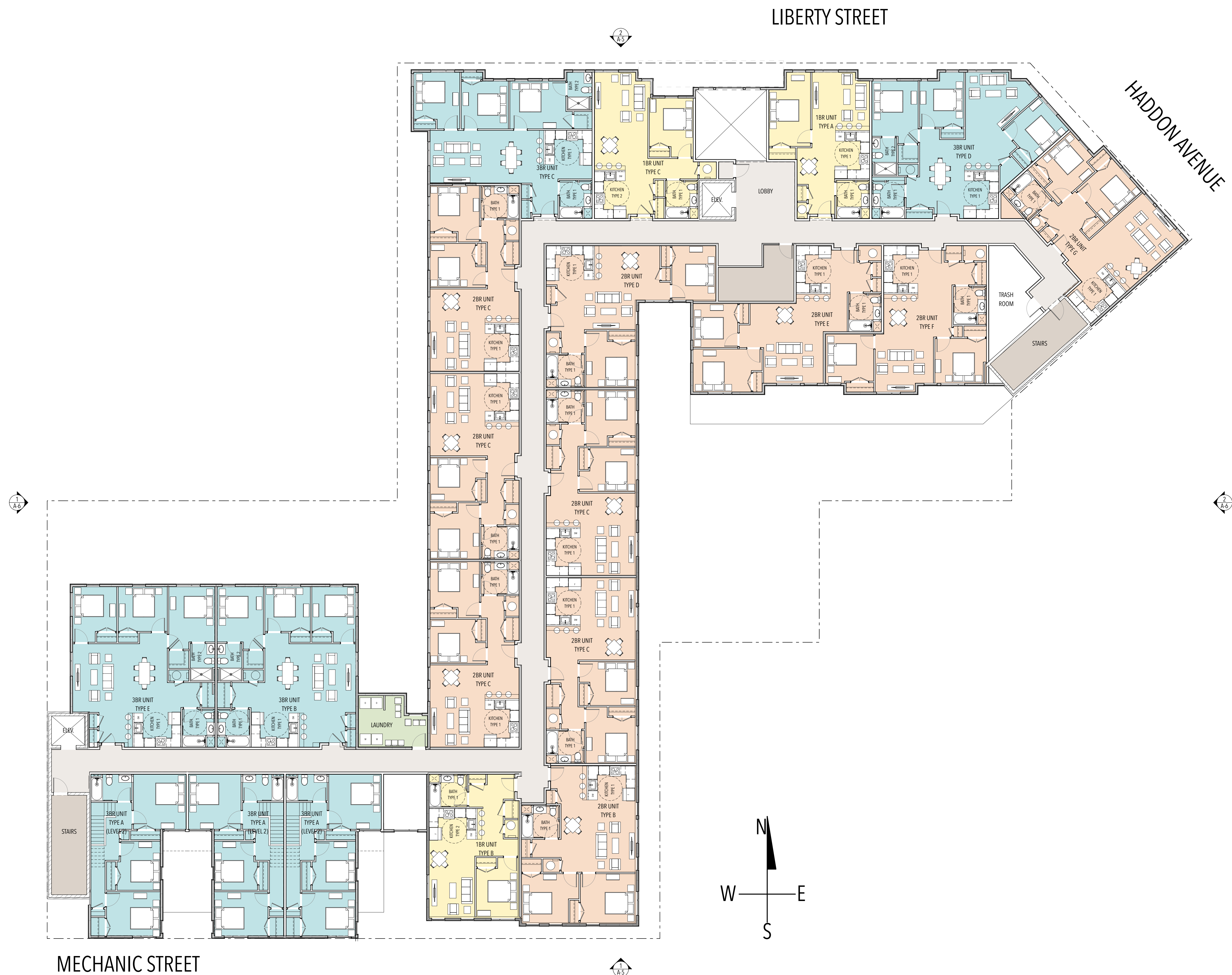


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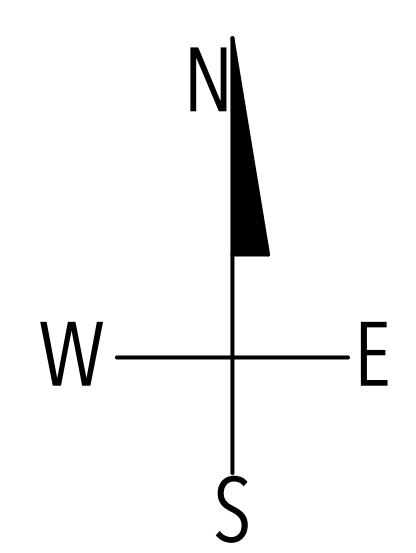
A1.1

SECOND FLOOR PLAN



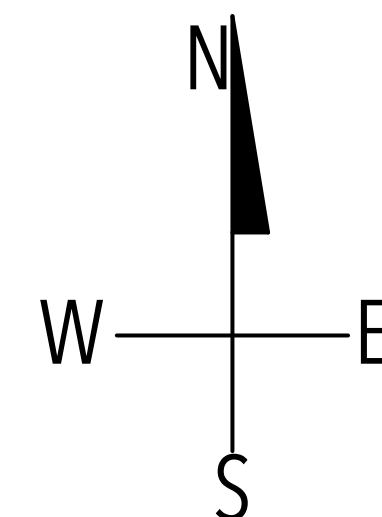
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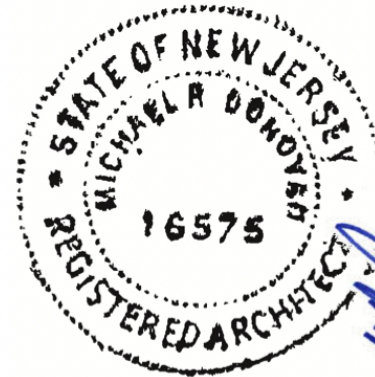
THIRD FLOOR PLAN



[illegible]

FOURTH FLOOR PLAN





PROFESSIONAL SEAL



1301 Haddon Ave Apartments

1301 Haddon Avenue
Camden, NJ 08104

#	DATE	DESCRIPTION
	05/13/2026	AMENDED ZONING SUBMISSION
DA PROJECT #:		25-027
DRAWN BY:		DM, MP
CHK'D BY:		DM, MD
COPYRIGHT		© DONOVAN ARCHITECTS 2026

A2.0

EXTERIOR ELEVATIONS



1
A2.0
MECHANIC STREET ELEVATION
SCALE: 3/32" = 1'-0"



2
A2.0
LIBERTY STREET ELEVATION
SCALE: 3/32" = 1'-0"

FOR OFFICE USE ONLY

USE _____ BULK _____ APPEAL _____ INTERPRETATION _____
 SUBMISSION DATE: _____ COMPLETED DATE: _____

APPEAL for ZONING

Application is hereby made to the Zoning Board of Adjustment of the City of Camden for a variance in the Zoning Ordinance of the City of Camden.

1. Name and address of APPLICANT: Pine Street Ventures LLC

 Attorney's name (if applicable): Duncan M. Prime, Esq.
2. The applicant's interest in the property: Owner _____ Tenant _____ Other _____
3. Name and address of OWNER of Property: Parkside Renew LLC

4. The property location is: 1301 Haddon Avenue
5. Zone District: R2 & C2
6. The lot has a frontage of 140 feet on Mechanic St. and a depth of 200 feet.
7. How many Buildings are on the lot?: 1 Please describe building(s) giving the dimensions and number of stories: 4 story building with 58 units and 2,500 sf of Professional Office space.
8. The PRESENT use(s) of the building and/or premises is/are: Vacant land

9. The PROPOSED use(s) of the building and/or premises is/are: Affordable housing units and professional office space

 The PROPOSED construction and/or erection is: Wood, masonry and steel construction.
10. The Zoning officer denied a permit because: _____

11. Appeal is made under the Zoning Ordinance to permit: 58 affordable housing units and 2,500 sf of professional office space
12. The reasons why the appeal should be granted are: Testimony to be provided at hearing

06/22/2026

DATE

R. Pine

APPLICANT'S SIGNATURE

(347)234-8744

TELEPHONE NUMBER

I. CITY CODE, ARTICLE I., SEC 233.6 - BOARD OF ADJUSTMENT FEES. [AMENDED
ZOLO = BY ORD. NO. MC-2643]

A. USE VARIANCE (application made under N.J.S.A 40:55D-68)

*(nonconforming structures and uses)

Application: \$177.32

B. BULK VARIANCE (application made under N.J.S.A 40:55D-70c)

*(departure from zoning requirements: height, front, rear, & side setbacks, lot size)

Application: \$136.40

C. APPEALS (application made under N.J.S.A. 40:55D-70a)

*(appeal to a decision issued by the Zoning Officer)

Application: \$45.05

D. INTERPRETATIONS (application made under N.J.S.A. 40:55d-70b)

(a request to the Board for an interpretation of the zoning map, ordinance or other special questions)

Application: \$45.05

*PLEASE BE ADVISED THAT SEPARATE FEES ARE DUE TO EACH TYPE OF VARIANCE SOUGHT.

*NEW JERSEY STATUTES REQUIRE THAT EVERY CORPORATION MUST BE REPRESENTED BY AN ATTORNEY BEFORE APPEARING IN FRONT OF THE ZONING BOARD OF ADJUSTMENT OR THE PLANNING BOARD.

II. Additional Fees:

Property listing - \$18.60 or \$1 per name, whichever is greater (all applicants)

III. All complete forms along with appropriate fees and 14 copies of proposed plans, should be submitted to the Division of Planning, City Hall - Room 224. Applicant may retain pink copy of form for record keeping. Please make check payable to the "City of Camden."

