



Evesham Township
 DEPT. OF COMMUNITY DEVELOPMENT - ZONING
 984 TUCKERTON ROAD
 MARLTON, NJ 08053
 (856) 983-2914

Application Date: 2/17/2026
 Application Number: 0056
 Permit Number: _____
 Project Number: _____
 Fee: \$50

Denial of Application

Date: 3/3/2026

To: PIZOLI, HENRY JR & EMILY J
 24 CHARLOTTE COURT
 MARLTON, NJ 08053

RE: 24 CHARLOTTE COURT
 BLOCK: 11.55 LOT: 15 QUAL: ZONE: LD

DEAR PIZOLI, HENRY JR & EMILY J,

We are in receipt of a zoning permit application submitted on 2/17/2025 for a 32' x 15' deck, 14' x 14' covered deck, and approx., 18' x 14' circular patio with sitting wall and firepit, and patio along garage. This application is denied. The proposed patio is encroaching on the 20' setback from the left side (Lot 20) property lot line. A variance approval from the Zoning Board of Adjustment would be needed.

You may submit an application requesting a variance from the Zoning Board of Adjustment. Please contact the Board Secretary at 856-983-2900 ext. 2083 for more information. Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Board Secretary.

If you feel aggrieved by this denial, a notice of appeal is possible in accordance with New Jersey State Statute. The appeal must be filed with this office not later than twenty (20) days from the date of this notice per Chapter 15-4 of the Township Code. The appeal would be heard before the Zoning Board of Adjustment.

Your zoning application has been placed in the inactive files in the Zoning Department of Community Development.

Please contact this office at 856-983-2900 ext. 2083 to resubmit the application.

Sincerely,

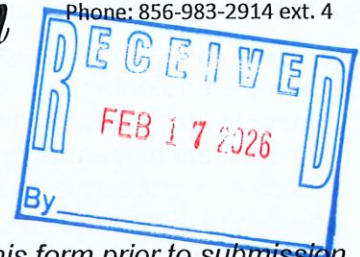
[Redacted Signature]

JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER



Township of Evesham

Hours: 8:30 am – 4:30 pm, M-F
Phone: 856-983-2914 ext. 4



Zoning Permit Application

Township Zoning Code Chapter 160-9

Please review all Application Procedures and Filing Fee on the reverse side of this form prior to submission.
Application fee is non-refundable. Please Note: Review may take up to 10 business days.

Block: 11.55 Lot: 15 Zone: LD

Does the property have well & septic? [] No [] Yes

Does the property have a variance approval? [] No [] Yes (if yes, please include resolution with application)

Note: If this property is governed by a Homeowners Association (HOA) which requires their approval, that approval must be sought from the association separately. The issuance of a Zoning Permit does not replace or negate a property's owner's responsibility or requirement to obtain their association's approval.

Please print

Work Site Address: 24 Charlotte Court

Contractor: Mark Springer (Mayhem Pools)

Applicant/Owner: Henry Pizoli

Contact Name: Mark Springer

Address: 24 Charlotte Court, Evesham, NJ

Address: 102 N Lakeside E Br, Medford, NJ

Telephone: 609-668-2120

Telephone: 609-519-1992

Email: giovanna.pizoli@gmail.com

Email: MarkSpringer7@yahoo.com

Primary Contact for this Application: Owner [] Contractor [x] Other []

Email address where approval is to be sent: MarkSpringer7@yahoo.com

Use of Property: Former Use: _____ Proposed Use: _____

Type of Work (check all that apply):

[] Fence - If the fence acts as a pool barrier a UCC permit is required. Please see "UCC Guidance" on reverse.

Fence Height (front yard) _____ (side yard) _____ (rear yard) _____

[] Shed or similar accessory building [x] Deck [] Finished Basement [] Patio

[] Pool or Hot Tub (specify below) [] Standby generator [] Addition

[] Driveway expansion (DPW approval may be needed) [] New Building

[] Business sign (commercial only) [] Tenant fit out or expansion (commercial only)

[] Other _____

Detailed description of the proposed work, including dimensions/square footage, use, and/or activities or services proposed at the property:

Deck 32' X 15' and 14' X 14' - 2 TIERS Covered porch

Patio 18' X 14' (New) Trellis and Pergola

Proposed setbacks (distance from property line, excluding fences/interior projects):

Front Yard Rear Yard 6' Right Side 23' Left Side 18'

I am the (circle one) **Property Owner**, Contractor, Tenant, Other (specify _____) making this application. I hereby certify that the owner of record authorizes the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction. The undersigned certifies the information stated in this application and submissions made therewith are true and correct. If any of the statements are willfully false, the undersigned understands they are subject to punishment.

Signature: Mark Springer Print Name: Mark Springer Date: 2/2/26

ZONING OFFICE USE ONLY		
Date Paid: <u>2.17.26</u>	Cash/Check #: <u>388 \$50-</u>	Collected by: <u>LH</u>

Zoning Permit Application Procedures (Note: items in blue are hyperlinks to the Township Website)

The application will be considered incomplete and will not be reviewed unless the following have been received:

- o A completed Zoning Permit Application with all applicable fields completed. All proposed improvements require at least the dimensions of the structure, height above grade, and setbacks (distance) from the improvement to the property line as applicable.
- o A copy of a property survey to scale with location of fence(s) marked and/or shed, patio, addition, etc. drawn with dimensions and setbacks (distances) to the property lines indicated (except in application for finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o Grading plan review if required. For any improvements that involve the grading or disturbance of more than 201 S.F. of surface dirt (unless exempt), as well as in-ground pools, submit two (2) original signed and sealed grading plans along with an initial escrow deposit \$500.00 (exact cash or check), completed Agreement to Pay Fees and W-9 form (see [Chapter 72-1E.\(4\)](#)).
- o [Building & Lot Coverage Worksheet](#) (except in application for fences, finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o A drawing/catalog photo/brochure or similar showing details of the proposed structure including fences.
- o Payment of the applicable Zoning Permit fee.

The applicant will be advised via email of any deficiencies which would prohibit the issuance of a Zoning Permit.

Please be sure the email address to which approval is to be sent is completed and is legible.

Zoning Permit Application Filing Fee [Chapter 72-1E.](#) (non-refundable)

Residential additions, rehabilitation, fences, pools, sheds, etc.	\$ 50.00*
*Fee for <u>Active Evesham Township volunteer firefighter/EMT</u>	\$25.00 (per Chapter 39-2.F.)
Each lot containing a new 1 or 2 family dwelling unit	\$100.00
Each new multiple dwelling building	\$200.00
Non-residential development not requiring site plan approval	\$100.00
Non-residential development authorized by site plan approval	\$200.00
Grading Plan Review (if required) Chapter 62-54	\$500.00** Escrow (initial deposit)
W-9 and Agreement to Pay Fees forms required with check submission	
Development Fees (Article XXII Ch.205-106 & 107) for residential (1.5%) & nonresidential development (2.5%) may be applicable.	

For residential projects that require construction review, the tolling of time for review of the Construction Permit Application begins one day after the Zoning Permit has been issued. You will not be notified of issuance of the Zoning Permit until the Construction Permit is released (approved).

Regulations: Zoning Ordinance [Chapter 160](#)
 Fences [Chapter 160-22](#)
 Swimming Pools [Chapter 62-62](#)
 Sign Regulations [Chapter 160-75](#)

UCC Guidance:
[Pool Installation Guide \(including Barrier\)](#)
[Replacement Fence Guide](#)
UCC/Zoning: [Information Regarding Shed Installation](#)

ZONING OFFICE USE ONLY

Application Control Number: _____

Proposed project approved by: Zoning Board _____ Planning Board _____

Application # _____ Hearing date _____ Resolution # _____ Resolution date _____

Grading Plan # _____ Engineer Approval date _____ MUA Approval date _____

Application *Incomplete* date: 3/3/26 Reason: need lot coverage worksheet

Application *Denied* date: 3/3/26 Reason for Denial: Bulk Variance Required _____ Use Variance Required _____

_____ Prior required/type _____ Notes: _____

Application Conditions of Approval: _____

Zoning Permit Approval date: _____ Zoning Permit # _____

Authorized Signature/Approval _____