

## EVESHAM TOWNSHIP ZONING BOARD OF ADJUSTMENT

Summary of Application  
Russell Speeder's Car Wash of New Jersey, L.L.C.  
987 Route 73 South  
Block 36, Lot 7

MAR 04 2026

Z26-08

Russell Speeder's Car Wash of New Jersey, L.L.C. ("Applicant") is a tenant at property located at 987 Route 73 and designated as block 36, lot 7 on the Evesham Township municipal tax map and block 220, lot 7 on the Voorhees Township municipal tax map. This Application will pertain only to block 36, lot 7 in Evesham Township (the "Property"). No work is proposed in the Voorhees Township portion of the overall tract. The Property is approximately 0.66 acres and currently operates as The Promenade Car Wash. The Property is located in the Township's C-1 Commercial 1 zoning district.

The Applicant seeks (d)(3) conditional use variance and minor site plan approval from the Zoning Board of Adjustment (the "Board") to add a three-lane canopy structure to the existing car wash, for the cover of employees who are performing full-service operations under the canopy, along with a pay kiosk, digital menu board, and new pavement and curb areas. The Applicant also proposes to rebrand this location using exterior paint and signage.

Car washes are a conditional use in the C-1 zone, pursuant to ordinance section 160-68.C(5). A car wash must satisfy the following conditions pursuant to section 161-1.C(9):

- (a) The principal building shall be a minimum of 2,500 square feet, and the total floor area of the principal building shall not be more than 20% of the total lot area.
- (b) All mechanical activities must be conducted within a totally enclosed building.
- (c) Off-street parking shall be provided in accordance with Chapter 160, Zoning.
- (d) One sign shall be permitted, either freestanding or attached, not exceeding an area equivalent to 5% of the first floor portion of the front facade or 75 square feet, whichever is smaller. Freestanding signs shall be set back at least 25 feet from all street and lot lines.
- (e) All of the other area, yard, building coverage, height and general requirements of the respective zone must be met.
- (f) Other development standards of the applicable zone shall be satisfied.

The Applicant complies with conditions (a), (b) and (f). However, the Applicant requires (d)(3) variance approval for condition (d), number of signs; the Applicant is proposing a second sign, when condition (d) permits only one (1) sign for car washes. The Applicant would also require (d)(3) variance approval for building coverage, item (e) above, if the Township considers a canopy to constitute a "building." There are also two existing nonconformities: the off-street parking, pursuant to condition (c); and the minimum setback for the existing freestanding/monument sign on the Property, pursuant to condition (d).

The proposed canopy is not attached to the principal building and therefore is an accessory structure.

The Applicant seeks the following bulk variances:

1. Section 160-68E.(3) – minimum lot area – 2 acres required, 0.65 acres existing and proposed (existing nonconformity);
2. Section 160-68E.(3) – minimum lot frontage – 200 ft. required, 150 ft. existing and proposed (existing nonconformity);

3. Section 160-68E.(3) – minimum lot width – 200 ft. required, 150 ft. existing and proposed (existing nonconformity);
4. Section 160-68E.(3) – minimum lot depth (for Evesham Township) – 200 ft. required, 174.00 ft. existing and proposed (existing nonconformity);
5. Section 160-68E.(3) – minimum side yard setback (nonresidential) – 30 ft. required, 19.42 ft. existing and proposed (existing nonconformity);
6. Section 160-68E.(3) – minimum front yard – 100 ft. required, 96.06 ft. existing and proposed (existing nonconformity);
7. Section 160-68E.(3) – maximum building coverage – 15% ft. permitted, 16.79% existing, and 23.41% proposed (please note that the proposed building coverage percentage here includes the proposed canopies; if the proposed accessory canopies are not considered to be a “building,” then no additional building coverage is proposed here and the existing calculation would remain the same);
8. Section 160-68E.(3) – maximum impervious coverage – 55% permitted, 57.58% existing, and 60.99% proposed; and
9. Section 160-68E.(9) – permitted accessory building location – accessory building may not be located in the front yard, and front yard proposed.

The proposed canopy would provide cover for employees who would be performing full-service operations under the canopy. These employees would be working year-round, so the canopy would provide much-needed protection from inclement weather, such as precipitation or extreme heat, along with seasonal changes in weather. The proposed canopy would also improve stacking and efficiency, which is beneficial for traffic, safety, and aesthetics. Furthermore, the canopy would allow for space, air, and light; therefore, intrusion into the open space would be limited as opposed to a space with physical walls. The canopy will also be aesthetically consistent with the existing building.

Each of the bulk variances are justified here pursuant to N.J.S.A. 40:55D-70(c)(1) or (c)(2). Six (6) of these nine (9) bulk variances are existing nonconformities, and the Applicant does not propose any changes. Furthermore, if the Township finds that a canopy does not constitute a “building” pursuant to the definition in the ordinance, then the maximum building coverage would not change and that would be an existing nonconformity as well. It would be an undue hardship on the Applicant to deny this variance relief when those conditions predate the Applicant’s use of the Property.

The bulk variance for impervious coverage is justified pursuant to both 40:55D-70(c)(1) and (c)(2). The coverage variance(s) are justified because the Property is undersized. It is 0.65 acres where 2 acres is the minimum lot size. This lot size results in a hardship to the Applicant. The increase in impervious coverages is minor, approximately 3.41%. The proposed new pavement and curb area will allow for multiple drive aisles where previously there was only one. This will allow customers to navigate the Property more easily. Granting this variance would also increase traffic efficiency on the Property without any appreciable detriment. The variance required here to locate an accessory building in the front yard should also be granted. The canopy provides for the safety of Applicant’s employees, and the addition of the canopy would not cause any significant detriment as it would blend in with the aesthetic of the neighboring businesses along Route 73. It must be located in the front yard because the exit to the wash tunnel is located in the front yard.

The Applicant also requests any variances, submission waivers, exceptions, design waivers, de minimis exceptions, interpretations, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, conditional use approval, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing.