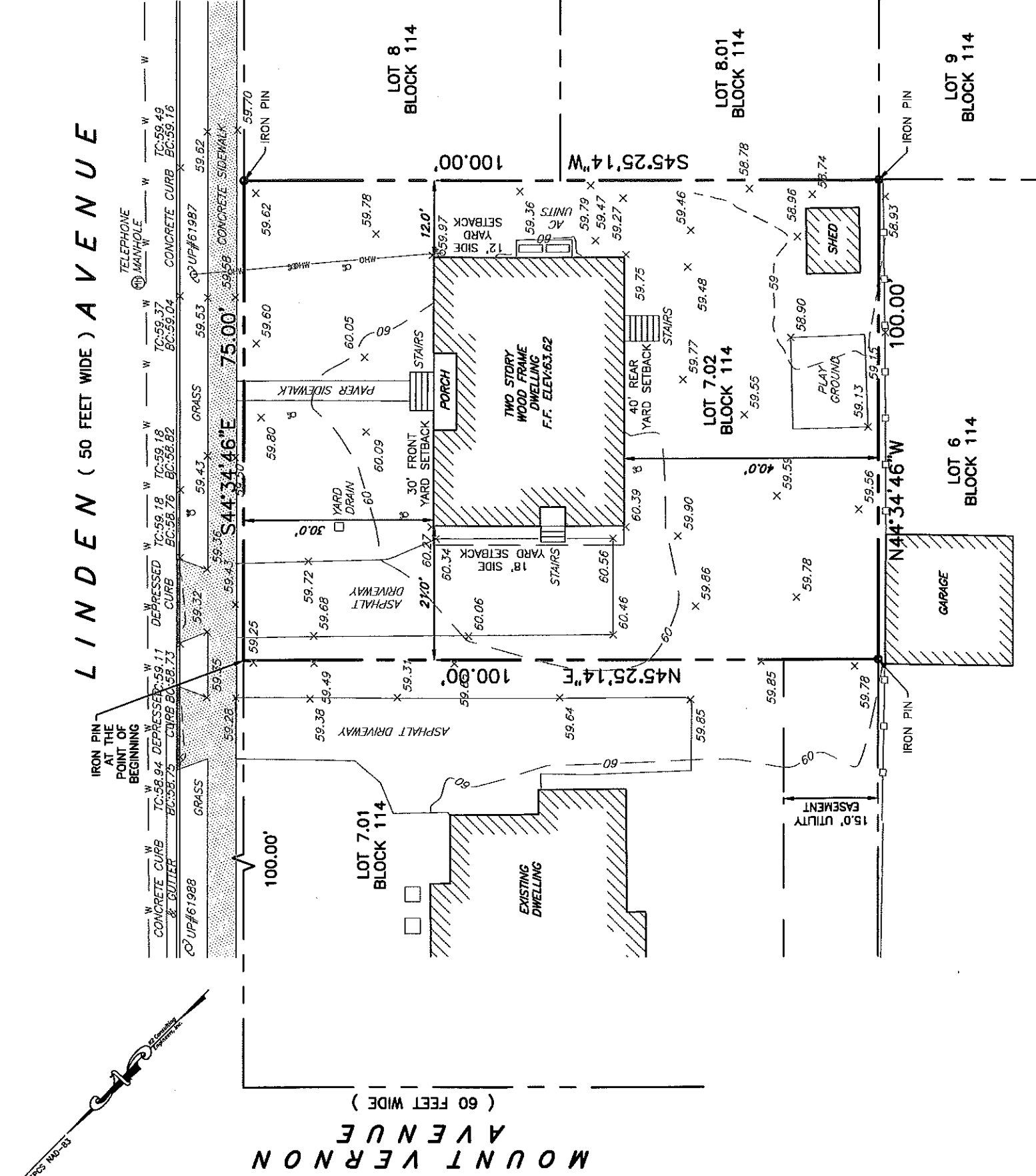


LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING ADJACENT LOT LINE
	SUBJECT PROPERTY TAX MAP LOT & BLOCK NUMBER



NOTES (DECLARATION CONTINUED)

- 1) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. SHOULD ADDITIONAL TITLE/BOUNDARY INFORMATION BECOME AVAILABLE, K2 CONSULTING ENGINEERS, INC. RESERVES THE RIGHT TO AMEND AND/OR REVISE THIS PLAN.
- 2) BASE INFORMATION TAKEN FROM DEEDS OF RECORD AND A PLAN ENTITLED: MINOR SUBDIVISION, #200 MOUNT VERNON AVENUE, LOT 7, BLOCK 114, PLATE 27, SITUATE BOROUGH OF HADDONFIELD, COUNTY OF CAMDEN, NEW JERSEY, PREPARED BY JAMES T. SAPIO, PLS, REVISED TO 9-11-2018.
- 3) WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
- 4) FRESHWATER WETLANDS, IF ANY, ARE NOT LOCATED BY THIS SURVEY.
- 5) PROPERTY CONTAINING: 7,500 SQUARE FEET OR 0.172 ACRES, MORE OR LESS.
- 6) THIS PLAN OF SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
- 7) DIMENSIONAL TIES SHOWN HEREON ARE NOT FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR PLACEMENT OF ACCESSORY BUILDINGS.
- 8) EXCEPT AS STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE EVIDENT AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 9) THIS PLAN OF SURVEY IS ISSUED SOLELY TO THE PARTIES LISTED FOR THIS TRANSACTION ONLY AND IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
- 10) VERTICAL INFORMATION BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

TO: TOM MCTAGGERT

UPDATED TO: AUGUST 21, 2020 (REMOVE WOOD FENCE)

PLAN OF SURVEY
212 LINDEN AVENUE
LOT 7.02 IN BLOCK 114
SITUATE IN

HADDONFIELD BOROUGH, CAMDEN COUNTY, NEW JERSEY

K2
Consulting Engineers, Inc.

Professional Civil Engineers & Land Surveyors
Certificate of Authorization #24GA28187400
36 Tanner Street, Suite 100
Haddonfield, New Jersey 08033
856.310.5205 FAX-616.2441
www.K2CE.com

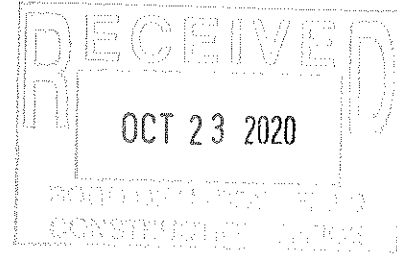
IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID, THIS DECLARATION IS INVALID), I HEREBY DECLARE ITS ACCURACY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT TO THE INSUROR OF TITLE TO THIS PROPERTY TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON OR TO THE MORTGAGE OF THIS PROPERTY. THIS DECLARATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY AND IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

Jeffrey R. Gellenthin
JEFFREY R. GELLENTHIN
PROFESSIONAL LAND SURVEYOR, N.J. LIC. #GS-36730

DRAWN BY: TLM	CHECKED BY: JRG	SCALE: 1" = 20'	DATE: AUGUST 18, 2020	SHEET 1 OF 1	PROJECT NO. PD19-032
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Mr. Tavis Karrow
Director of Community Development
Borough of Haddonfield
Zoning Board of Adjustment

RE: Statement of Proposal and Request for Relief
212 Linden Avenue
Haddonfield, NJ 08033



Tavis,
Attached is a Statement of Proposal and Request for Relief for a proposed variance at 212 Linden Avenue.

Thank you,

Tom McTaggart

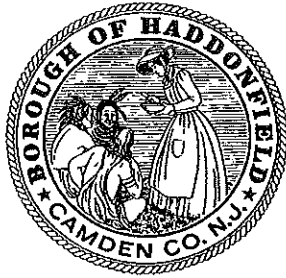
(856) 979-9408

Proposal

212 Linden Avenue is a newly constructed home in a R-5 residential district of Haddonfield. Approved plans included a stone patio connected to the rear of the house. Upon completing construction and realizing it would require an extra step or two than originally envisioned to reach the patio we had some safety concerns (young kids, elderly parents) and began to look into whether we could elevate the patio slightly and change the material to reduce the amount of steps coming directly off the house. Upon learning that Haddonfield considers all decking areas as building structures regardless of height from the ground, we now politely seek relief to allow us to produce a slightly above grade deck instead of a stone patio at grade. Stated simply, we are asking to build a deck that is actually smaller in size than the stone patio we would be allowed to install by-right, but at a slightly higher elevation. Instead of having roughly 4-5 steps down to a patio, we would instead have a step down to a 10' x 18' composite deck, followed by two or three steps down to grade onto the rear lawn.

Reasons for Relief

212 Linden has a hardship in that the lot was created after the most recent town wide rezoning that saw all other Linden Avenue homes placed in R-6, R-7, or R-8 districts. Having R-5 site restrictions on a lot that would typically be zoned R-7 like the 300 block of Linden or R-8 like the 100 block of Linden causes a number of challenges but we seek minimal relief. The new building coverage of 20.8% is just slightly above the 20% limit for R-5 and the added "building" is simply a composite deck less than 4 ft above grade and would be completely invisible to passersby due to a 6 ft fence enclosing the rear yard. The rear yard requirement is 40ft in R-5, but the new rear yard of 30 ft is still larger than the requirements of other homes on Linden. Notably, all three properties whose rear yards abut 212 Linden all have elevated decks or porches in their rear yards already. In addition to being fully powered by solar panels 212 Linden features a stormwater management system already, and during the on-site visit for grade inspection the engineer from Remington & Vernick noted that a potential deck would be more stormwater friendly in that location than a stone patio. We believe none of the changes would run contrary to the town plan, and the added benefit of better stormwater management outweighs any detriment to the community.



Borough of Haddonfield
New Jersey

Application Current As Of 4/16/2013

FOR OFFICE USE ONLY: (DO NOT WRITE IN THIS SPACE)
APPLICATION TO: _____ PLANNING BOARD
_____ ZONING BOARD OF ADJUSTMENT
DATE APPLICATION FILED: _____
DATE DEEMED COMPLETE: _____
TIME PERIOD EXPIRES: _____

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 212 LINDEN AVENUE
(B) OWNER OF SUBJECT PROPERTY: TOM MCTAGGART
(C) OWNER'S MAILING ADDRESS: 212 LINDEN AVENUE
(D) OWNER'S TELEPHONE NUMBER: 856 979 9408
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
(D) OWNER'S FAX NUMBER: N/A
OWNER'S FAX NUMBER: LISTED UNLISTED
(F) APPLICANT'S FULL LEGAL NAME: THOMAS MCTAGGART
(G) APPLICANT'S MAILING ADDRESS: 212 LINDEN AVENUE
(H) APPLICANT'S TELEPHONE NUMBER: 856 979 9408
APPLICANT'S TELE. NUMBER: LISTED UNLISTED
(I) APPLICANT'S EMAIL ADDRESS: TMCTAGGART@comcast.net
APPLICANT'S FAX NUMBER: N/A
(J) APPLICANT IS:
CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL:
OTHER (Specify): _____

NOTE: IF APPLICANT IS A CORPORATION OR PARTNERSHIP, APPLICANT MUST ATTACH A LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING A 10% INTEREST OR GREATER IN THE CORPORATION OR PARTNERSHIP

- (K) THE RELATIONSHIP OF APPLICANT TO PROPERTY-OWNER IS: Owner

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

- (L) THE RELATIONSHIP OF APPLICANT TO THE SUBJECT-PROPERTY IS:
OWNER: TENANT OR LESSEE: _____ CONTRACT PURCHASER: _____
OTHER (Specify): _____

NOTE: IF APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY, APPLICANT MUST OBTAIN AND SUBMIT A COPY OF THIS APPLICATION SIGNED BY THE OWNER IN THE SPACE PROVIDED IN SECTION 7.

- (M) CONTACT'S FULL LEGAL NAME: THOMAS MCTAGGART
(N) CONTACT'S MAILING ADDRESS: 212 LINDEN AVENUE
(O) CONTACT'S TELEPHONE NUMBER: 856 979 9408
CONTACT'S TELE. NUMBER: LISTED UNLISTED
CONTACT'S FAX NUMBER: LISTED UNLISTED
(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: owner
(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: owner

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

- (A) SUBJECT PROPERTY'S ADDRESS: 212 LINDEN AVENUE
- (B) SUBJECT PROPERTY'S BLOCK: 114 LOT(S): 7.02
- (C) SUBJECT PROPERTY'S ZONE: R-5
- (D) THE SUBJECT PROPERTY IS APPROXIMATELY 100 FEET FROM THE INTERSECTION OF MT VERNON AND LINDEN
- (E) DIMENSIONS OF THE SUBJECT PROPERTY: 75 x 100
- (F) AREA (IN SQ. FT.) OF THE SUBJECT PROPERTY IS: 7500 sq ft
- (G) THE SUBJECT PROPERTY IS LOCATED:
 - (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: _____
 - (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: _____
 - (G) (3) ADJACENT TO OTHER COUNTY LAND: _____
 - (G) (4) ADJACENT TO STATE HIGHWAY: _____

(H) HAS THE SUBJECT PROPERTY BEEN THE SUBJECT OF A PLANNING BOARD HEARING, OR ZONING BOARD OF ADJUSTMENT HEARING? YES _____ NO

NOTE: IF THE ANSWER TO THE PREVIOUS QUESTION IS YES, APPLICANT MUST ATTACH A COPY OF THE WRITTEN DECISION OF THE PLANNING BOARD, ZONING BOARD OF ADJUSTMENT OR HISTORIC PRESERVATION COMMISSION HERETO.

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF FOR A VARIANCE

(A) PROPOSAL: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "PROPOSAL" SETTING FORTH THE PROPOSED PHYSICAL CHANGES, IF ANY, TO THE SUBJECT PROPERTY. APPLICANT MUST ALSO SET FORTH THE CURRENT USE AND PROPOSED USE OF THE SUBJECT PROPERTY.

(B) REASON(S) FOR RELIEF: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "REASON(S) FOR RELIEF" SETTING FORTH THE GROUNDS UPON WHICH RELIEF FROM THE ORDINANCE IN QUESTION IS REQUESTED AND WHICH MUST SHOW COMPLIANCE WITH "BURDEN OF PROOF" REQUIREMENT, WHICH IS ATTACHED

(C) NATURE OF APPLICATION - CHECK APPROPRIATE ITEMS:

- (1) APPEAL OF ACTION OF ADMINISTRATIVE OFFICER _____
- (2) INTERPRETATION OF ZONING ORDINANCE OR MAP _____
- (3) CONDITIONAL USE APPROVAL OR VARIANCE _____
- (4) VARIANCE: "C" - VARIANCE _____
 "D" - USE VARIANCE _____
 "D" - NON-USE VARIANCE _____
- (5) (a) SUB DIVISION _____
- (5) (b) SUB DIVISION APPLICATION TO FOLLOW _____
- (6) (a) SITE PLAN _____
- (6) (b) SITE PLAN WAIVER _____
- (7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS _____
- (8) EXCEPTION TO THE OFFICIAL MAP _____
- (9) CERTIFICATE OF NONCONFORMITY _____

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:

SECTION: <u>135-30</u>	SUB-SECTION: <u>(4)(a)</u>	REQUIRED: <u>20%</u>	PROPOSED: <u>20.8%</u>
SECTION: <u>135-30</u>	SUB-SECTION: <u>(2)(d)</u>	REQUIRED: <u>40 ft</u>	PROPOSED: <u>30 ft</u>
SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____
SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____

NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE ADDITIONAL VARIANCES REQUESTED HERETO.

SECTION 4 - INFORMATION ABOUT PROFESSIONALS/EXPERTS

THE FOLLOWING PROFESSIONALS AND/OR EXPERTS WILL ASSIST AND/OR REPRESENT THE APPLICANT IN CONNECTION WITH THIS APPLICATION:

- (A) ATTORNEY: _____
- (B) ENGINEER: _____
- (C) ARCHITECT: _____
- (D) PLANNER: _____
- (E) OTHER (Specify): _____

NOTE: ALTHOUGH NOT REQUIRED, THE BOARD RESPECTFULLY REQUESTS THAT THE APPLICANT ATTACH HERETO A LIST OF THE NAMES, ADDRESSES AND PHONE NUMBERS OF ANY PROFESSIONALS AND/OR EXPERTS LISTED ABOVE.

SECTION 5 - INFORMATION ABOUT REQUESTED EXHIBITS

NOTE: A "COMPLETE APPLICATION" REQUIRES THE FOLLOWING SUBMISSIONS:

ALL TWENTY (20) SETS NEED TO BE COLLATED.

- (A) TWENTY (20) COPIES OF THIS APPLICATION;
- (B) TWENTY (20) COPIES OF STATEMENT ENTITLED "PROPOSAL";
- (C) TWENTY (20) COPIES OF STATEMENT ENTITLED "REASON(S) FOR RELIEF";

- (D) TWENTY (20) SETS OF PLANS:

11X17 PLANS ARE PREFERRED

- (B) (1) TWENTY (20) SETS OF CURRENT AND PROPOSED SURVEYS;
- (B) (2) TWENTY (20) SETS OF CURRENT AND PROPOSED FLOOR PLANS;
- (B) (3) TWENTY (20) SETS OF CURRENT ELEVATION DRAWINGS OR PHOTOGRAPHS;
- (B) (4) TWENTY (20) SETS OF PROPOSED ELEVATION DRAWINGS.

NOTE: EVERY PAGE OF EVERY PLAN MUST HAVE THE NAME OF THE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

- (E) ONE (1) COPY OF LEGAL NOTICE, IF APPLICANT IS REPRESENTED BY AN ATTORNEY.

SECTION 6 - APPLICANT'S VERIFICATION

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.



(APPLICANT'S SIGNATURE)

SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT 212 LINDEN AVENUE
IN THE COUNTY OF Camden AND THE STATE OF New Jersey
AND THAT I AM THE OWNER OF ALL THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS BLOCK(S) 114 LOT(S) 7.02 ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD WHICH PROPERTY IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.



(OWNER'S SIGNATURE)

SECTION 8 - OWNER'S CONSENT TO SITE VISIT

I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
THIS APPLICATION FOR THE LIMITED PURPOSES OF VERIFYING THE ACCURACY OF THE
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.



(OWNER'S SIGNATURE)

SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY SUBMITTED FOR THIS APPLICATION IS
CORRECT AND SHOWS THE CURRENT EXISTING CONDITIONS AND IMPROVEMENTS OF THE
PROPERTY INCLUDING ALL, PATIOS, WALKWAYS, DRIVEWAYS AND ANY OTHER
IMPROVEMENTS ON THE PROPERTY.



(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Tom McTeggart, HEREBY REQUEST A

CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 114 AND LOT(S) 7.02.

SINCERELY,



(Signature of Person Requesting List)

Tom McTeggart

(PRINT name of Person Requesting List)

BLOCK: 114 LOT: 7.02 ZONE: R-5
 PROPERTY ADDRESS: 212 LINDEN AVE
 PROPERTY OWNER: TOM McTAGGART PHONE: 856 979 9408
 DESCRIPTION OF PROPOSED CHANGES:
Switch approved stone patio to wood deck

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>SFR</u>	<u>SFR</u>	<u>SFR</u>	<u>No</u>
LOT AREA/SQ FEET	<u>7500</u>	<u>7500</u>	Min <u>7500</u>	<u>No</u>
LOT FRONTAGE	<u>75</u>	<u>75</u>	Min <u>75</u>	<u>No</u>
% OF ALL BUILDING TO LOT AREA	<u>18.28%</u>	<u>20.80%</u>	Max <u>20%</u>	<u>Yes</u>
% OF ALL HARD SURFACE TO LOT	<u>29.3%</u>	<u>31.8%</u>	Max <u>32%</u>	<u>No</u>
FRONT YD SETBACK	<u>30</u>	<u>30</u>	Min <u>30</u>	<u>No</u>
SIDE YARD-SINGLE	<u>12</u>	<u>12</u>	Min <u>12</u>	<u>No</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>33</u>	<u>33</u>	Min <u>30</u>	<u>No</u>
REAR YARD	<u>40</u>	<u>30</u>	Min <u>40</u>	<u>Yes</u>
LOT DEPTH	<u>100</u>	<u>100</u>	Min <u>100</u>	<u>No</u>
NEW STRUCTURE HEIGHT	<u>34</u>	<u>34</u>	Max <u>35</u>	<u>No</u>
ACCESSORY BUILDING HEIGHT	<u>8</u>	<u>8</u>	Max <u>18</u>	<u>No</u>
ACCESSORY SETBACKS	<u>8' / 5</u>	<u>8' / 5</u>	Min <u>3' / 5</u>	<u>No</u>
PARKING SPACES	<u>2</u>	<u>2</u>	Required <u>2</u>	<u>No</u>

SUBMITTED BY: Tom McTaggart

TITLE: Owner

ZONING OFFICERS COMMENTS: _____

Signature

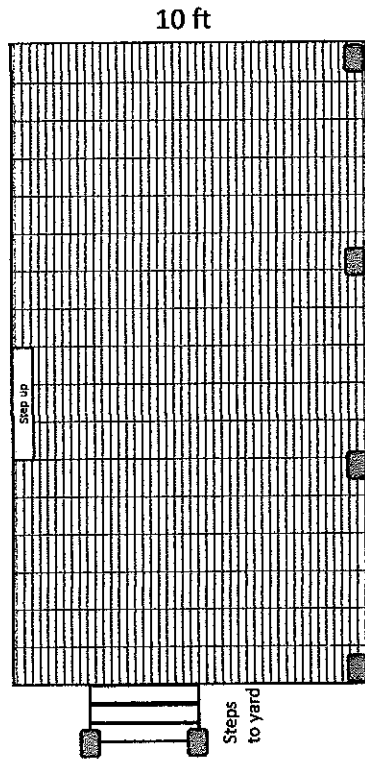
Property Photos



212 Linden Avenue Deck Design

- 10x18 ft composite deck with step up into house and steps down to yard
- 2x8 joists 12 in OC with 2x10 on sides/front
- Ledger locks 16 in OC
- 3" railing with balusters 4" apart
- 4 footings to support deck (14x14 in 30 in deep), 2 for steps
- 6x6 in deck supports, 4x4 in supports for railings

Existing house



18 ft

Footings

Railing design approximation

