

Laura M. D'Allesandro, Esquire
lmd@delducalewis.com

December 17, 2018

VIA HAND DELIVERY

Mr. Tavis Karrow
Borough of Haddonfield
242 Kings Highway East
Haddonfield, New Jersey 08033

RE: TAMER MAKARY
500 WARWICK ROAD, BLOCK 81.03, LOT 12, HADDONFIELD, NJ

Dear Tavis:

This firm represents Tamer Makary, owner of property located at 500 Warwick Road, Haddonfield, New Jersey. My client proposed to construct a one- and one-half story addition on their property, which will include a two-car garage. A garage does not currently exist on the property. This will reduce the congestion of cars parked on the street. The applicant requires a variance for building coverage, however, the applicant is reducing impervious coverage and he complies with the impervious coverage limit. Therefore, we are filing an application with the Zoning Board seeking relief. I enclose the following:

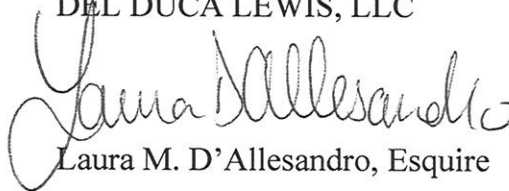
1. Twenty copies of the Zoning Board application, including application summary;
2. Twenty copies of Reasons for Relief;
3. Twenty copies of an Site Plan prepared by Jeffery M. King Architect, L.L.C., dated January 2, 2018, last revised November 21, 2018; (4 sheets);
4. Twenty copies of a survey prepared by Walter H. Macnamara Assoc., Inc. dated November 5, 2015;
5. Twenty sets of photographs of the property;
6. Twenty copies of proof of payment of current taxes;
7. One electronic copy of the entire application; and
8. Two checks: \$210.00 (application fee and property owners list), \$300.00 (escrow fee)

Mr. Tavis Karrow
Borough of Haddonfield
December 17, 2018
Page 2

Please place this application on the January 15, 2019 Zoning Board agenda.

Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC



Laura M. D'Allesandro, Esquire

DOD: lmd
Enclosures

cc: Tamer Makary (via e-mail)
Jeffrey M. King (via e-mail)





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: _____

DIGITAL COPIES ARE REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 500 Warwick Road
(B) OWNER OF SUBJECT PROPERTY: Tamer Makary
(C) OWNER'S MAILING ADDRESS: X LISTED _____ UNLISTED
(D) OWNER'S TELEPHONE NUMBER: _____
OWNER'S TELEPHONE NUMBER: _____ LISTED _____ UNLISTED
(D) OWNER'S FAX NUMBER: _____
OWNER'S FAX NUMBER: _____
(F) APPLICANT'S FULL LEGAL NAME: Tamer Makary
(G) APPLICANT'S MAILING ADDRESS X LISTED _____ UNLISTED
(H) APPLICANT'S TELEPHONE NUMBER: _____
APPLICANT'S TELE. NUMBER: _____
(I) APPLICANT'S EMAIL ADDRESS: tamer.makary@ethica-partners.com
APP CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL: X
(J) APPL 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: self

NOTE: IF OWNER: X TENANT OR LESSEE: _____ CONTRACT PURCHASER: _____

(L) THE 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: Damien O. Del Duca, Esquire
(N) CONTACT'S MAILING ADDRESS: X LISTED _____ UNLISTED
(O) CONTACT'S TELEPHONE NUMBER: X LISTED _____ UNLISTED
CONTACT'S TELE. NUMBER: (856) 427-4200
CONTACT'S FAX NUMBER: (856) 427-4241
(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: Attorney
(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: Attorney

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 500 Warwick Road
(B) SUBJECT PROPERTY'S BLOCK: 81.03 LOT(S): 12
(C) SUBJECT PROPERTY'S ZONE: R-4
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 0 FEET FROM THE
INTERSECTION OF Warwick Road AND Jefferson Avenue
(E) DIMENSIONS OF THE SUBJECT PROPERTY: _____
(F) AREA (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: no
(G) THE (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: yes
(G) (3) ADJACENT TO OTHER COUNTY LAND: no
(G) (4) ADJACENT TO STATE HIGHWAY: no

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

**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. **ONE** DIGITAL COPY OF APPLICATION AND
OF ALL PLANS SHALL BE SUBMITTED.

(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" REQUIREMENTS.

(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 _____ X
"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: 135 SUB-SECTION: 29(D)(4)(a) REQUIRED: 20% PROPOSED: 21.9%
SECTION: _____ SUB-SECTION: _____ REQUIRED: _____ PROPOSED: _____
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: Damien O. Del Duca, Esquire & Laura M. D'Allesandro, Esquire
- (B) ENGINEER: _____
- (C) ARCHITECT: Jeffrey M. King
- (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 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

- (E) ONE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

SECTION 6 - APPLICANT'S VERIFICATION

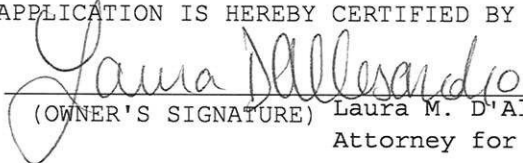
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.



(APPLICANT'S SIGNATURE) Laura M. D'Allesandro, Esquire
Attorney for Applicant/Owner

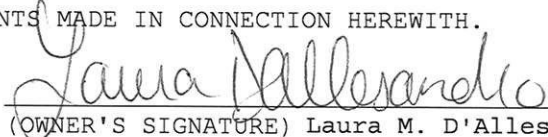
SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT 500 Warwick Road, Haddonfield
IN THE COUNTY OF Camden AND THE STATE OF New Jersey
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS 500 Warwick Road
BLOCK(S) 81.03 LOT(S) 12 ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD, WHICH IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.


(OWNER'S SIGNATURE) Laura M. D'Allesandro, Esquire
Attorney for Applicant/Owner

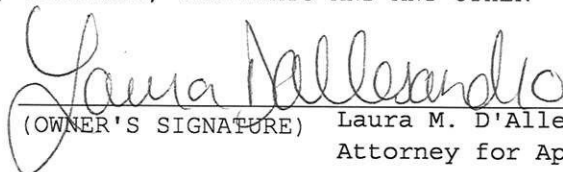
SECTION 8 - OWNER'S CONSENT TO SITE VISIT

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) Laura M. D'Allesandro, Esquire
Attorney for Applicant/Owner

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) Laura M. D'Allesandro, Esquire
Attorney for Applicant/Owner

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Damien O. Del Duca, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 81.03 AND LOT(S) 12.

SINCERELY,

(Signature of Person Requesting List)

Laura M. D'Allesandro
(PRINT name of Person Requesting List)

ZONING WORKSHEET

PROPERTY ADDRESS: 500 Warwick Road

PROPERTY OWNER: Tamer Makary PHONE: _____

BLOCK: 81.03 LOT: 12 ZONE: R-4

DESCRIPTION OF PROPOSAL: Attach a garage addition to the home

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>Single-Family Home</u>	_____	_____	<u>No</u>
LOT AREA/SQ FEET	<u>22,400</u>	<u>22,400</u>	Min <u>9,600</u>	<u>No</u>
LOT FRONTAGE	<u>140</u>	<u>140</u>	Min <u>80</u>	<u>No</u>
% OF ALL BUILDING TO LOT AREA	<u>19.99</u>	<u>21.9</u>	Max <u>20</u>	<u>Yes</u>
% OF ALL IMPERVIOUS SURFACE TO LOT	<u>29.98</u>	<u>29.98</u>	Max <u>30</u>	<u>No</u>
	<u>EIC</u>	<u>PIC</u>		
INCREASE IN IMPERVIOUS COVERAGE	<u>PIC minus EIC</u>	<u>(29.89)-(29.98)</u>	<u>-0.9%</u>	<u>No</u>
	<u>EIC</u>	<u>(29.9_)</u>	<u>if over 25% storm water system required</u>	
FRONT YARD SETBACK	<u>29.97</u>	<u>36.2</u>	Min <u>35.0</u>	<u>No</u>
SIDE YARD-SINGLE	<u>24.8</u>	<u>23.7</u>	Min <u>15</u>	<u>No</u>
TWO SIDE YARD - TOTAL(AGGREGATE)	<u>70.0</u>	<u>68.9</u>	Min <u>35</u>	<u>No</u>
REAR YARD	<u>N/A</u>	_____	Min _____	_____
LOT DEPTH	<u>160</u>	<u>160</u>	Min <u>120</u>	<u>No</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>	_____	Max _____	_____
ACCESSORY SETBACKS	<u>N/A</u>	_____	Max _____	_____
PARKING SPACES	<u>3</u>	<u>3</u>	Required <u>3</u> (1 in front setback)	<u>Yes</u>

SUBMITTED BY: _____

ZONING OFFICERS COMMENTS: _____

SUMMARY OF APPLICATION

BOROUGH OF HADDONFIELD ZONING BOARD OF ADJUSTMENT

500 Warwick Road, Block 81.03, Lot 12

Tamer Makary ("Applicant"), is the owner of property located at 500 Warwick Road, designated as Block 81.03, Lot 12, on the Borough tax map. A single-family dwelling exists on the property currently. The property is located at the corner of Warwick Road and Jefferson Avenue and is in the R-4 Residential zone.

The applicant proposes to add a new one and a half story addition to the front of the property that will consist of a 2 car garage and mudroom on the ground floor as well as additional living space on the second floor. A new driveway that connects from the garage to Warwick Road is also proposed. The applicant will be removing the existing driveway and patio in the rear of the property to offset the new addition and driveway. This results in the applicant removing approximately 1,556 sf of impervious coverage of the property. The proposed impervious coverage is 29.89%, which is actually a slight reduction from the existing 29.98% of impervious coverage and is still less than the required 30% impervious coverage in the R-4 zone.

The applicant seeks the following variance:

1. Section 135-29(D)(4)(a) – Maximum building coverage: 20% required; 19.99% existing; 21.9% proposed

The applicant also seeks all other variances, waivers and other approvals that may be required.

The variances can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning the benefits of the deviation substantially outweigh the detriments). The particular location of the property and existing layout on a corner lot poses certain limitations as there is no existing garage on the property. The building coverage variance can be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zone plan and zoning ordinance. The proposed dwelling is proportionate to the lot and is consistent with the other homes on Warwick Road. This home will not stand out in any negative way. The purpose of the ordinance requirements is to limit size and scale and to manage excess stormwater drainage. The proposal is consistent with what this ordinance purposes.

REASONS FOR RELIEF
500 WARWICK ROAD
BLOCK 81.03, LOT 12

THE REASONS FOR RELIEF FOR THE PROPOSED RENOVATION TO THE ABOVE CAPTIONED PROJECT ARE AS FOLLOWS:

1. THE UNIQUE AND PARTICULAR LOCATION OF THE EXISTING HOUSE ON THE PROPERTY POSES CERTAIN PROBLEMS AND LIMITATIONS.
 - A. THE CURRENT HOME HAS NO GARAGE AND THEREFORE, ALL CARS AND OTHER VEHICLES ARE ON THE SITE AND ADD TO VISUAL CLUTTER AS WELL AS STREET CONGESTION ON JEFFERSON AVE.
2. GRANTING THE APPLICATION FOR THE SIDE ADDITION WILL CAUSE NO SUBSTANTIAL IMPAIRMENT OF THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE:
 - A. THE PROPOSED ADDITION IS A VISUAL IMPROVEMENT TO THE HOUSE WITH BUILDING MATERIALS, COLORS AND DETAILS MATCHING THE ARCHITECTURAL STYLE AND FABRIC OF THE NEIGHBORHOOD.
 - B. REDUCE SITE CLUTTER BY BEING ABLE TO KEEP THE CARS AND OTHER DEVICES INDOORS AND OUT OF SITE.
 - C. REDUCE TRAFFIC CONGESTION ON JEFFERSON AVE BY NOT HAVING AS MANY VEHICLES PARKED ON THE SIDE STREET
3. THE PURPOSES OF THE ZONING ORDINANCE WILL BE ADVANCED BY A DEVIATION FROM THE ORDINANCE AND THE BENEFITS OF SUCH A DEVIATION WOULD OUTWEIGH ANY DETRIMENTS AS FOLLOWS:
 - A. THE PROPOSED ADDITION IS IN KEEPING WITH THE FABRIC OF THE NEIGHBORHOOD. THE POSITIVE IMPACT ADDITION WILL HAVE ON THE PROPERTY IS A BENEFIT TO THE OWNERS AS WELL AS THE OVERALL NEIGHBORHOOD.
 - B. THE GARAGE REDUCES VISUAL CLUTTER ON THE PROPERTY BY CONCEALING AND HOUSING A VEHICLE AND OTHER ASSORTED YARD EQUIPMENT AND TOYS.
 - C. THE VISUAL IMPROVEMENT OF THE HOME IS A BENEFIT WHICH OUTWEIGHS THE MINIMAL INCREASE IN BUILDING COVERAGE.
 - D. THE INCREASE IN BUILDING COVERAGE IS MINIMAL AND IS DUE ONLY TO THE GARAGE, WHICH WE BELIEVE TO BE AN INTEGRAL PART OF THE COMPREHENSIVE REDESIGN OF THE HOUSE.

ZONING WORKSHEET

PROPERTY ADDRESS: 500 WARWICK ROAD

PROPERTY OWNER: TAMER MAKARY PHONE: 646-400-9990

BLOCK: 81.03 LOT: 12 ZONE: _____

DESCRIPTION OF PROPOSAL: ATTACHED GARAGE ADDITION

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>SINGLE FAMIM</u>			<u>No</u>
LOT AREA/SQ FEET	<u>22,400</u>	<u>22,400</u>	Min <u>9,600</u>	<u>NO</u>
LOT FRONTAGE	<u>140</u>	<u>140</u>	Min <u>80</u>	<u>No</u>
% OF ALL BUILDING TO LOT AREA	<u>19.99</u>	<u>21.9</u>	Max <u>20</u>	<u>YES</u>
% OF ALL IMPERVIOUS SURFACE TO LOT	<u>29.98</u> EIC	<u>29.89</u> PIC	Max <u>30</u>	<u>No</u>
INCREASE IN IMPERVIOUS COVERAGE	<u>PIC minus EIC</u> EIC	<u>29.89, 29.98</u> (<u>29.98</u>)	<u>-0.9%</u> if over 25% storm water system required	<u>No</u>
FRONT YARD SETBACK	<u>29.97</u>	<u>30.2</u>	Min <u>35.0</u>	<u>No</u>
SIDE YARD-SINGLE	<u>24.8</u>	<u>23.7</u>	Min <u>15</u>	<u>NO</u>
TWO SIDE YARD - TOTAL(AGGREGATE)	<u>70.0</u>	<u>68.9</u>	Min <u>35</u>	<u>NO</u>
REAR YARD	<u>N/A</u>		Min _____	
LOT DEPTH	<u>140</u>	<u>140</u>	Min <u>120</u>	<u>NO</u>
ACCESSORY BUILDING HEIGHT	<u>N/A</u>		Max _____	
ACCESSORY SETBACKS	<u>N/A</u>		Max _____	
PARKING SPACES	<u>3</u>	<u>3</u>	Required <u>3</u>	<u>YES</u>

SUBMITTED BY: _____

ZONING OFFICERS COMMENTS: _____

(1 IN FRONT
SETBACK)

REASONS FOR RELIEF
500 WARWICK ROAD
BLOCK 81.03, LOT 12

THE REASONS FOR RELIEF FOR THE PROPOSED RENOVATION TO THE ABOVE CAPTIONED PROJECT ARE AS FOLLOWS:

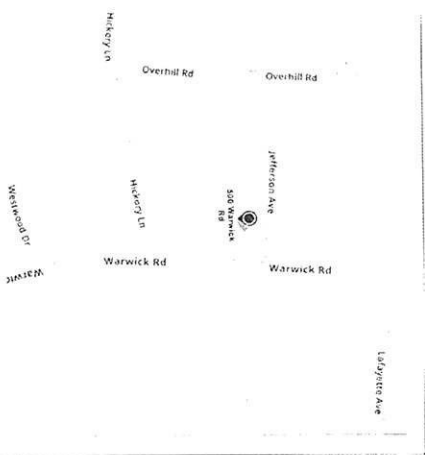
1. THE UNIQUE AND PARTICULAR LOCATION OF THE EXISTING HOUSE ON THE PROPERTY POSES CERTAIN PROBLEMS AND LIMITATIONS.
 - A. THE CURRENT HOME HAS NO GARAGE AND THEREFORE, ALL CARS AND OTHER VEHICLES ARE ON THE SITE AND ADD TO VISUAL CLUTTER AS WELL AS STREET CONGESTION ON JEFFERSON AVE.
2. GRANTING THE APPLICATION FOR THE SIDE ADDITION WILL CAUSE NO SUBSTANTIAL IMPAIRMENT OF THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE:
 - A. THE PROPOSED ADDITION IS A VISUAL IMPROVEMENT TO THE HOUSE WITH BUILDING MATERIALS, COLORS AND DETAILS MATCHING THE ARCHITECTURAL STYLE AND FABRIC OF THE NEIGHBORHOOD.
 - B. REDUCE SITE CLUTTER BY BEING ABLE TO KEEP THE CARS AND OTHER DEVICES INDOORS AND OUT OF SITE.
 - C. REDUCE TRAFFIC CONGESTION ON JEFFERSON AVE BY NOT HAVING AS MANY VEHICLES PARKED ON THE SIDE STREET
3. THE PURPOSES OF THE ZONING ORDINANCE WILL BE ADVANCED BY A DEVIATION FROM THE ORDINANCE AND THE BENEFITS OF SUCH A DEVIATION WOULD OUTWEIGH ANY DETRIMENTS AS FOLLOWS:
 - A. THE PROPOSED ADDITION IS IN KEEPING WITH THE FABRIC OF THE NEIGHBORHOOD. THE POSITIVE IMPACT ADDITION WILL HAVE ON THE PROPERTY IS A BENEFIT TO THE OWNERS AS WELL AS THE OVERALL NEIGHBORHOOD.
 - B. THE GARAGE REDUCES VISUAL CLUTTER ON THE PROPERTY BY CONCEALING AND HOUSING A VEHICLE AND OTHER ASSORTED YARD EQUIPMENT AND TOYS.
 - C. THE VISUAL IMPROVEMENT OF THE HOME IS A BENEFIT WHICH OUTWEIGHS THE MINIMAL INCREASE IN BUILDING COVERAGE.
 - D. THE INCREASE IN BUILDING COVERAGE IS MINIMAL AND IS DUE ONLY TO THE GARAGE, WHICH WE BELIEVE TO BE AN INTEGRAL PART OF THE COMPREHENSIVE REDESIGN OF THE HOUSE.

DATE	DESCRIPTION
10/31/8	SCHEMATIC DESIGN
1/21/8	ZONING

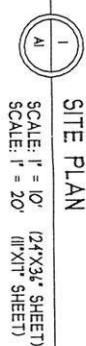
Accessory Building		Primary Building	
BULK REQ'T	REQ'D	EX'G	PROPOSED VARIANCE
LOT AREA	9,000	22,400 S.F.	22,400 S.F.
LOT WIDTH	80'	140'	140'
LOT FRONTAGE	80'	140'	140'
LOT DEPTH	100'	160'	160'
MIN. FRONT YARD	35'	24.91'	34.0'
MIN. ONE SIDE	5'	24.8	23.1
MIN. BOTH SIDES	35'	10.0'	46.1
MIN. REAR YARD	45'	N/A	N/A
MIN. FRONT YARD			
MIN. SIDE YARD			
MIN. REAR YARD			
MAX. BUILDING COVER	30%	19.94%	21.9%
MAX. PAVED COVER	30%	29.8%	29.8%
MAX. NO. & STORES	2 1/2	2 1/2	1 1/2
MAX. HEIGHT (PRINCIPAL)	35'	37'	35'
			YES
			NO
			NO



VICINITY MAP



TOTAL 6,695 S.F. (29.89%)

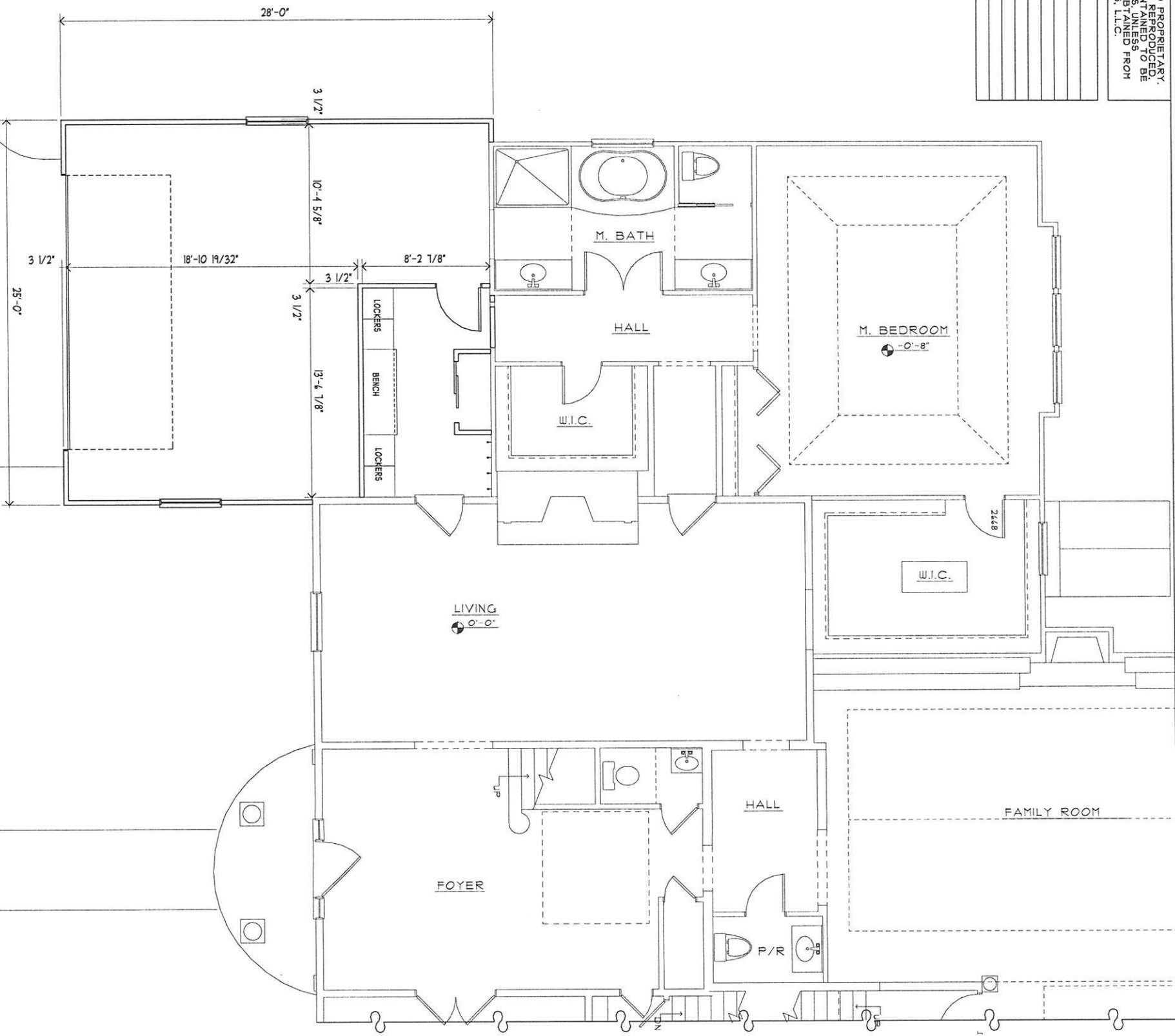


J E F F E R S O N (42' WIDE) A V E

102J CENTRE BOULEVARD MARLTON, NJ 08053
PHONE: (856)810-3088 • FAX: (856)810-3078

THIS DRAWING IS CONSIDERED PROPRIETARY.
IT IS NOT TO BE SCALED OR REPRODUCED.
NO PART OF THE INFORMATION CONTAINED
HEREIN IS TO BE REPRODUCED OR USED IN
ANY MANNER WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.
JEFFREY M. KING ARCHITECTS, L.L.C.

DATE	DESCRIPTION
10/3/18	SCHEMATIC DESIGN
1/21/18	ZONING

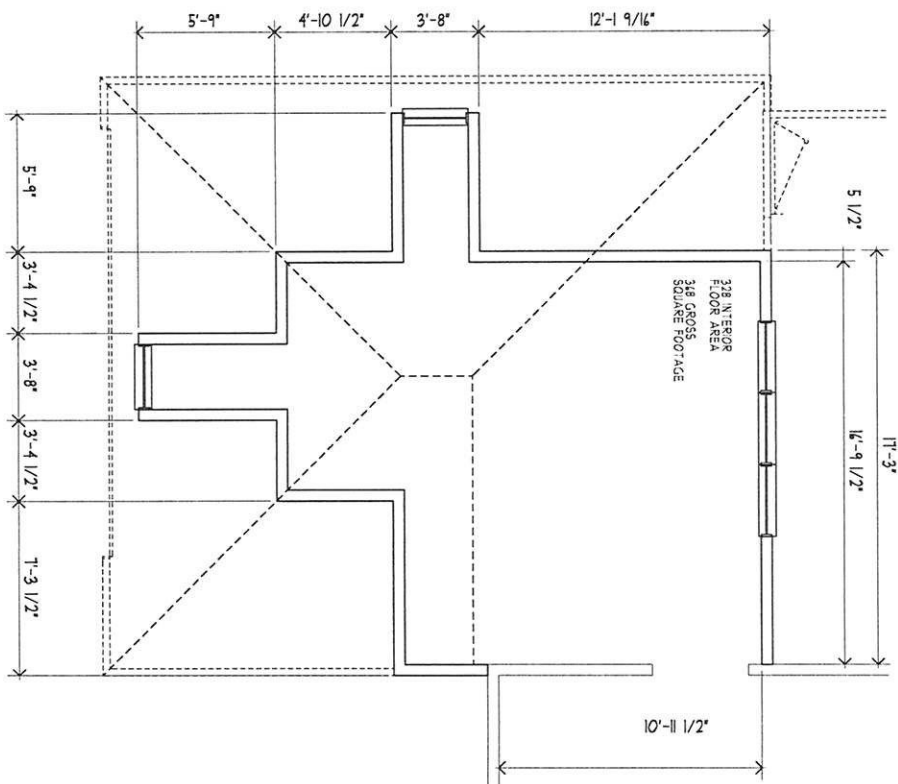


1
A2

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

2
A2

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)



JOB #: 18-100

DRAWN BY: JMK
CHKD BY: JMK

DRAWING NAME:
FLOOR PLANS

JOB NAME:

PROPOSED ADDITION
FOR
TAMER MAKARY
500 WARWICK ROAD
HADDONFIELD, NJ
BLOCK 81.03 LOT 12

JEFFREY M. KING
N.J. Lic. # A-11702
P.A. Lic. # RA-014676-B



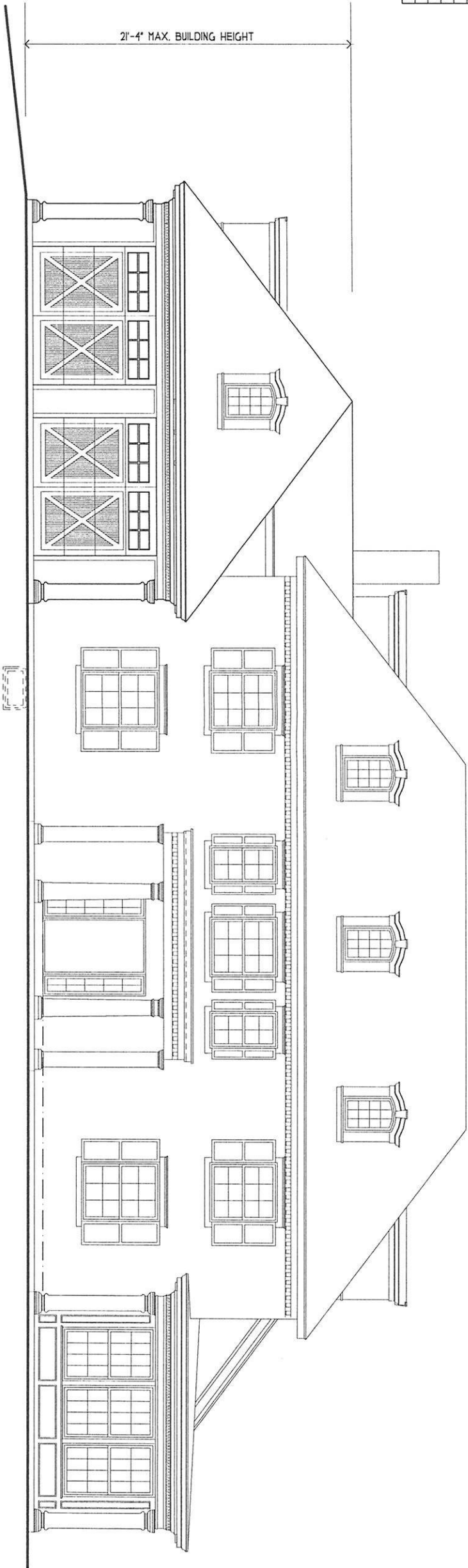
JEFFREY M. KING
ARCHITECT L.L.C.

102J CENTRE BOULEVARD MARLTON, NJ 08053
PHONE: (856)810-3088 • FAX: (856)810-3078

A2

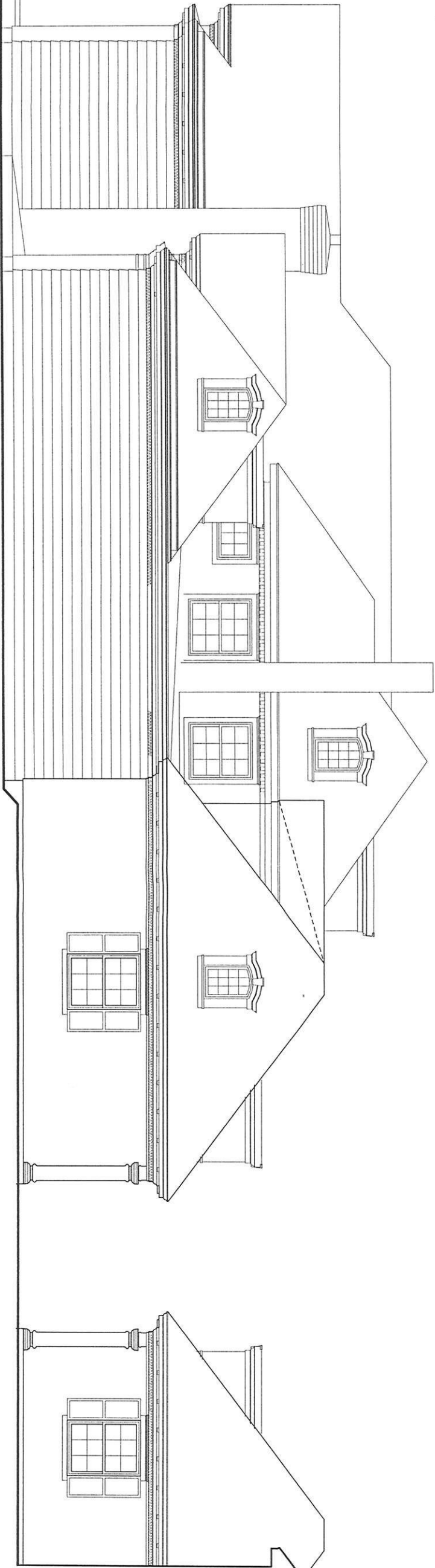
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JEFFREY M. KING ARCHITECTS, L.L.C.

DATE	DESCRIPTION
10/3/18	SCHEMATIC DESIGN
1/2/18	ZONING



1
A3

FRONT ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)



2
A3

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

3
A3

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

A3

JOB #: 18-100

DRAWN BY: JMK
CHKD BY: JMK

DRAWING NAME:
ELEVATIONS

JOB NAME:

PROPOSED ADDITION
FOR
TAMER MAKARY
500 WARWICK ROAD
HADDONFIELD, NJ
BLOCK 81.03 LOT 12

JEFFREY M. KING
NJ Lic. # AI 11702
PA Lic. # RA-014676-B

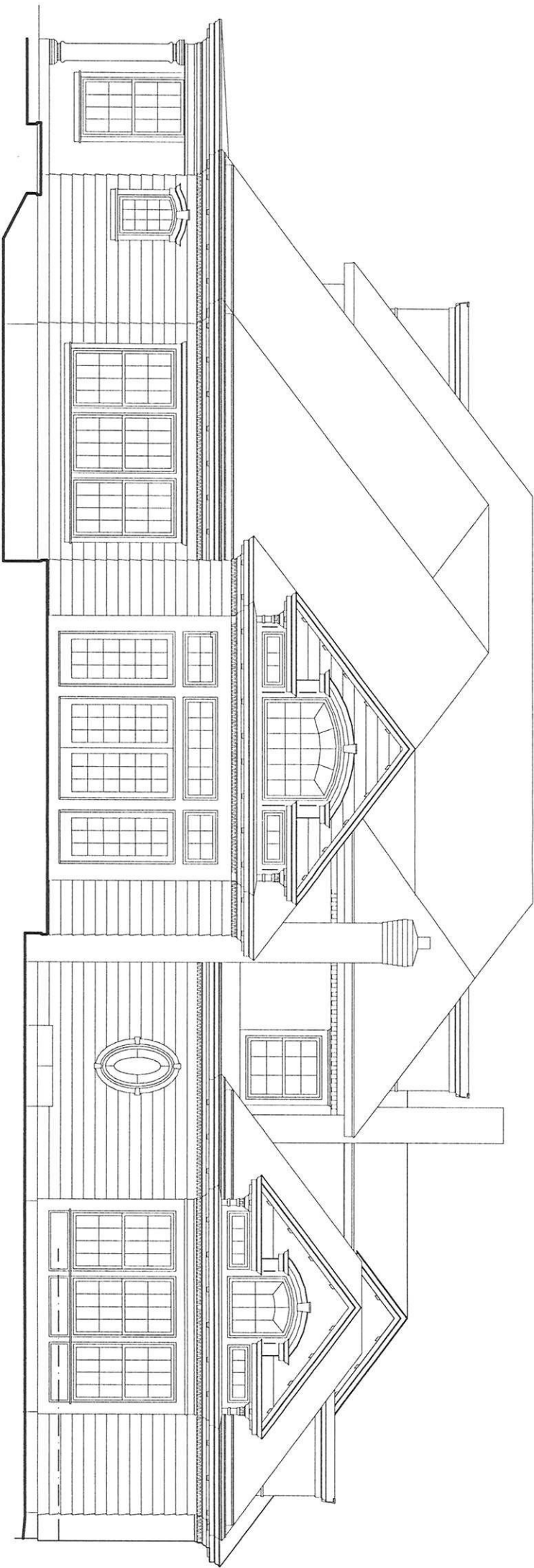


JEFFREY M. KING
ARCHITECT L.L.C.

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DATE	DESCRIPTION
10/3/18	SCHEMATIC DESIGN
1/2/18	ZONING



REAR ELEVATION
SCALE: 1/4" = 1'-0" (24X36" SHEET)
SCALE: 1/8" = 1'-0" (36X48" SHEET)



















Online Information & Payments

Block/Lot/Qual:	81.03 12.	Tax Account Id:	3247
Property Location:	500 WARWICK RD	Property Class:	2 - Residential
Owner Name/Address:	MAKARY, TAMER	Land Value:	449,900
	500 WARWICK RD	Improvement Value:	725,100
	HADDONFIELD, NJ 08033	Exempt Value:	0
		Total Assessed Value:	1,175,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

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[Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2019	02/01/2019	Tax	8,997.57	8,997.57	0.00	8,997.57	OPEN
2019	05/01/2019	Tax	8,997.56	8,997.56	0.00	8,997.56	OPEN
Total 2019			17,995.13	17,995.13	0.00	17,995.13	
2018	02/01/2018	Tax	9,900.64	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	9,900.64	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	8,094.49	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	8,094.48	0.00	0.00	0.00	PAID
Total 2018			35,990.25	0.00	0.00	0.00	
2017	02/01/2017	Tax	9,678.79	0.00	0.00	0.00	PAID
2017	05/01/2017	Tax	9,678.78	0.00	0.00	0.00	PAID
2017	08/01/2017	Tax	10,122.49	0.00	0.00	0.00	PAID
2017	11/01/2017	Tax	10,122.49	0.00	0.00	0.00	PAID
Total 2017			39,602.55	0.00	0.00	0.00	

Last Payment: 10/31/18

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