

Thomas B. Wagner
ARCHITECT

Post Office Box 2071 * Haddonfield, New Jersey 08033

O.856-795-4550 * F.856-795-1792

tbwagner@aol.com * www.wagnerarchitect.com

December 4, 2018

Ms.Linda Kuritzkes, Chairperson
BOROUGH OF HADDONFIELD
ZONING BOARD OF ADJUSTMENT
Haddonfield, New Jersey

RE: LAU RESIDENCE
401 Linden Avenue
Haddonfield, NJ

Dear Linda and members of the board:

We are pleased to submit an application for a garage addition to this home.

The property is located at the corner of Linden Avenue and Mt Vernon Avenue, and the actual front door of the house faces Mt Vernon. The Lau's purchased this home a couple years ago, which includes the main two story home on a corner lot, and a small detached one car garage. The existing garage is in poor condition and is located 1.3' from the side property line adjacent to the neighbor on Mt. Vernon. The current property exceeds building coverage by approximately 2%, and is below allowable impervious coverage.

PROPOSAL

The Lau's would like to demolish the existing detached garage in order to bring the setbacks into conformance. This will provide adequate space between their home and the neighbor. They would like to attach a new one car garage to the house that meets allowable setbacks. In order to build a garage that can allow for a car plus items like trash cans and the occasional bicycle, the new garage will be slightly larger than the current building they are removing. The new garage at 15' wide and the existing about 11' wide. This will increase the building by approximately .8%. (less than 1 percent) They will also add some fencing to give the property some privacy and a place for children to play. Our plans also provide for a small patio and a place for a grill. The property will continue to meet allowable impervious coverage requirements.

REASONS FOR RELIEF

We consider this a C2 variance where the benefits outweigh the detriments. We are removing a preexisting setback condition where the detached garage is only 1.3' from the neighbors property line where a minimum of 5' is required. Having the garage jambed up against the neighbors property is an eyesore. The new attached garage will meet all setback requirements. Although we are increasing the building coverage by less than 1% in order to have a usable garage, we feel that the benefit of removing a structure with a setback issue outweighs the detriment of a modest increase in building coverage. In addition, we feel the community will be advanced by the removal of the unattractive detached garage.

Thank you for your review of this application and we look forward to presenting it to you at the meeting.

Sincerely,

THOMAS B. WAGNER, ARCHITECT


Thomas B. Wagner, AIA

cc: Ken and Bethany Lau

BLOCK: 122 LOT: 6 ZONE: R-7
 PROPERTY ADDRESS: 401 Linden Ave
 PROPERTY OWNER: Ken/Beth LAU PHONE: 617 230 6808
 DESCRIPTION OF PROPOSED CHANGES: Garage

	EXISTING SURVEY INFORMATION	PROPOSED SURVEY INFORMATION	ZONING ORDINANCE REQUIREMENTS	ZONING VAR REQ.
PROPERTY USE	<u>SFR</u>	<u>SFR</u>	<u>SFR</u>	<u>-</u>
LOT AREA/SQ FEET	<u>7875</u>	<u>7875</u>	Min <u>5000</u>	<u>-</u>
LOT FRONTAGE	<u>75'</u>	<u>75'</u>	Min <u>50</u>	<u>-</u>
% OF ALL BUILDING TO LOT AREA	<u>26.97%</u>	<u>27.75%</u>	Max <u>25%</u>	<u>VARIANCES</u>
% OF ALL HARD SURFACE TO LOT	<u>37.96%</u>	<u>39.06%</u>	Max <u>40%</u>	<u>-</u>
FRONT YD SETBACK	<u>11.95 EX</u> <u>31.52 EX</u>	<u>11.95 EX</u> <u>20' Prop</u>	Min <u>20'</u>	<u>-</u>
SIDE YARD-SINGLE	<u>10.84 EX</u>	<u>10.84</u>	Min <u>10'</u>	<u>-</u>
TWO SIDE YARD - TOTAL (AGGREGATE)	<u>±46'</u>	<u>±30'</u>	Min <u>20'</u>	<u>-</u>
REAR YARD	<u>N/A</u>	<u>N/A</u>	Min <u>N/A</u>	<u>-</u>
LOT DEPTH	<u>N/A</u>	<u>N/A</u>	Min <u>N/A</u>	<u>-</u>
NEW STRUCTURE HEIGHT	<u>±18'</u>	<u>±18'</u>	Max <u>35'</u>	<u>-</u>
ACCESSORY BUILDING HEIGHT	<u>16'</u> <u>±18'</u>	<u>N/A</u>	Max <u>18'</u>	<u>-</u>
ACCESSORY SETBACKS	<u>1.3'</u>	<u>N/A</u>	Min <u>5'</u>	<u>-</u>
PARKING SPACES	<u>1</u>	<u>2</u>	Required <u>2</u>	<u>-</u>

SUBMITTED BY: TWagner TITLE: Architect

ZONING OFFICERS COMMENTS: _____
 Signature [Signature]



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: 401 Linden Ave
- (B) OWNER OF SUBJECT PROPERTY: Ken & Bethany LAU
- (C) OWNER'S MAILING ADDRESS: 401 Linden Ave
- (D) OWNER'S TELEPHONE NUMBER: 617 230 6808
- 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: SAME AS OWNER
- (G) APPLICANT'S MAILING ADDRESS: " " "
- (H) APPLICANT'S TELEPHONE NUMBER: " " "
- APPLICANT'S TELE. NUMBER: LISTED UNLISTED
- (I) APPLICANT'S EMAIL ADDRESS: K.LAUC mo.com / BethAny.LAU CSMAU
- APPLICANT'S FAX NUMBER: N/A .com
- (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: SAME

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 Wagner
- (N) CONTACT'S MAILING ADDRESS: P O Box 2071 HADDONFIELD
- (O) CONTACT'S TELEPHONE NUMBER: 856 795 4550
- CONTACT'S TELE. NUMBER: LISTED UNLISTED
- CONTACT'S FAX NUMBER: LISTED UNLISTED 795 1792
- (P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: ARCHITECT
- (Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: "

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 401 Linden Ave
(B) SUBJECT PROPERTY'S BLOCK: 122 LOT(S): 6
(C) SUBJECT PROPERTY'S ZONE: R-7
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 0' FEET FROM THE INTERSECTION OF Linden AND Mt Vernon
(E) DIMENSIONS OF THE SUBJECT PROPERTY: 75x105
(F) AREA (IN SQ. FT.) OF THE SUBJECT PROPERTY IS: 7875 SF
(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 X (UNKNOWN)

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 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: 135-32 SUB-SECTION: D4a REQUIRED: 25% PROPOSED: 27.75%
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: _____
- (B) ENGINEER: _____
- (C) ARCHITECT: Thomas Wagner 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 401 Linden Ave
IN THE COUNTY OF Camden AND THE STATE OF NJ
AND THAT I AM THE OWNER OF ALL THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS BLOCK(S) 122 LOT(S) 6 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, Ken Lau, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 122 AND LOT(S) 6.

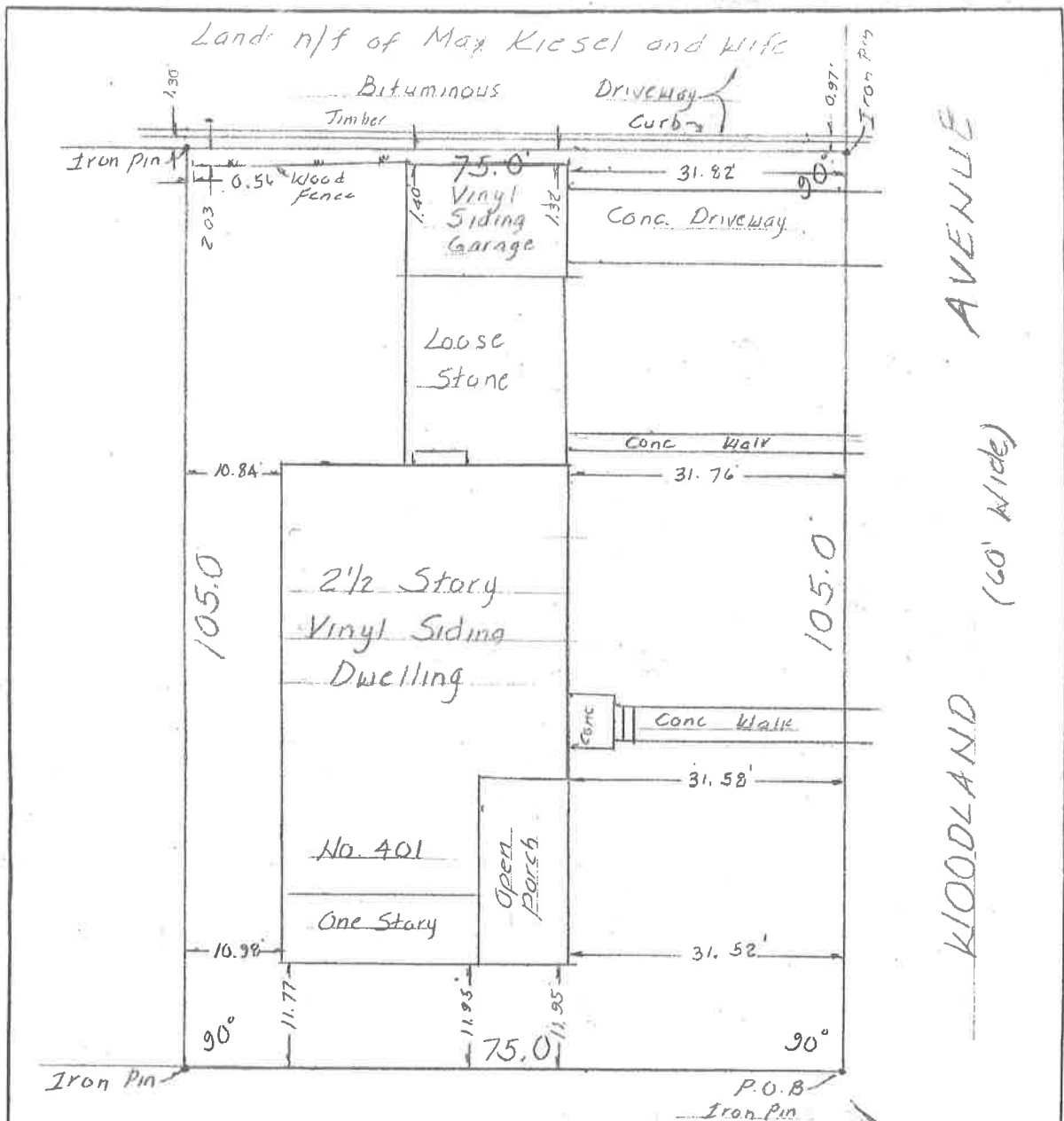
SINCERELY,



(Signature of Person Requesting List)

Bethany Lau

(PRINT name of Person Requesting List)



LINDEN AVENUE
(50' wide)

WOODLAND AVENUE
(60' wide)

P.I. & being Tax Map Lot G, Block 122

To: Your Hometown Title, LLC & First American Title Insurance Co.
Oak Mortgage Company, LLC, its successors and/or assigns

Kenneth Lau and
Bethany Lau
TO any Insuror of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, 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 for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY APR 5, 2017

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

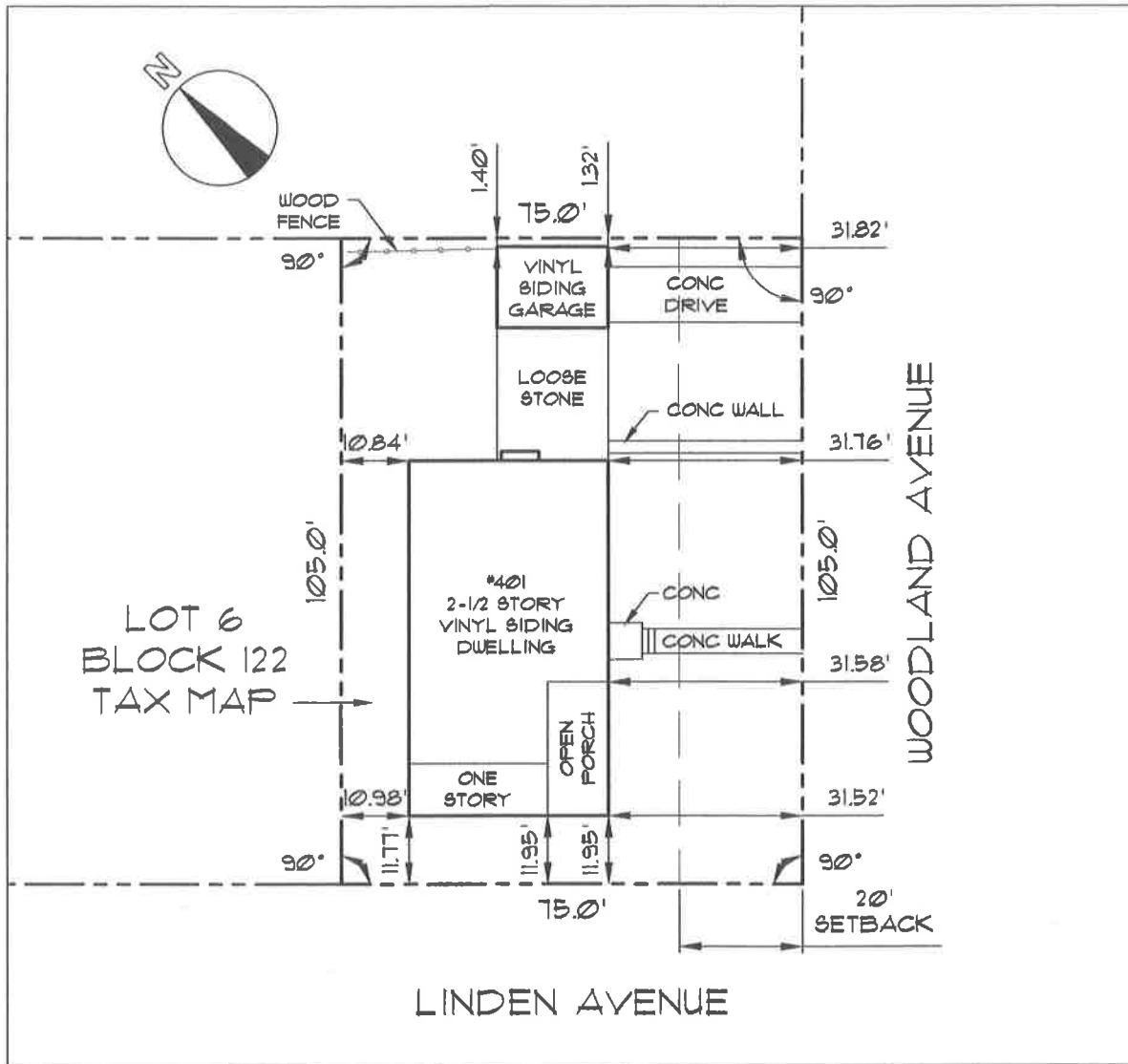
NO. 401 LINDEN AVENUE
HADDONFIELD BOROUGH

CAMDEN Co. New Jersey

Scale — 1" = 15'

856-854-5229

579-13



EXISTING SITE PLAN

Scale = 1" = 30'-0"

EXISTING LOT COVERAGES

LOT SQ. FOOTAGE = 7875

BUILDING COVERAGE (SF)

HOUSE = 1885 SF
GARAGE = 239 SF

IMPERVIOUS COVERAGE (SF)

BLDG COVERAGE = 2124 SF
DRIVE = 284 SF
WALL = 63 SF
WALK = 137 SF
LOOSE STONE = 381 SF

TOTAL BLDG COVERAGE = 2124 SF

TOTAL IMP. COVERAGE = 2989 SF

$$\frac{2124}{7875} = 26.97\%$$

$$\frac{2989}{7875} = 37.96\%$$

PROJECT:

LAU RESIDENCE
401 Linden Avenue
Haddonfield, NJ

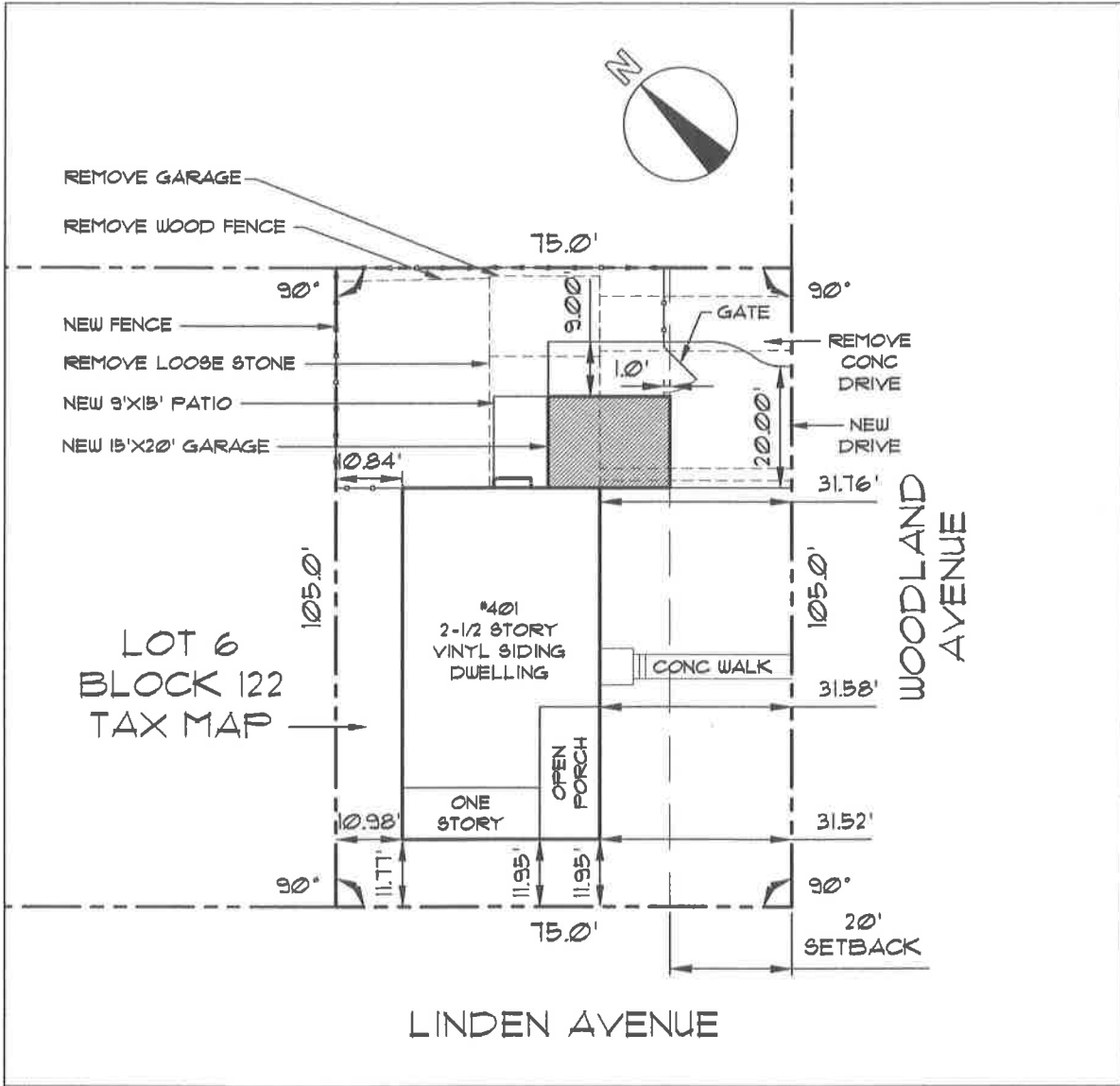


Thomas B. Wagner, Architect

Architecture Interior Design Preservation Consulting

Post Office Box 2071 Haddonfield, NJ 08033 Tel (856) 795 4550 Fax (856) 795 1792

S1



PROPOSED SITE PLAN

Scale = 1" = 30'-0"

LAU RESIDENCE
401 Linden Avenue
Haddonfield, NJ

Thomas B. Wagner, Architect
 Architecture Interior Design Preservation Consulting

Post Office Box 2071 Haddonfield, NJ 08033 Tel (856) 795 4550 Fax (856) 795 1792

S2

PROPOSED LOT COVERAGES

LOT SQ. FOOTAGE = 7875

BUILDING COVERAGE (SF)

HOUSE = 1885 SF
 GARAGE = 300 SF

IMPERVIOUS COVERAGE (SF)

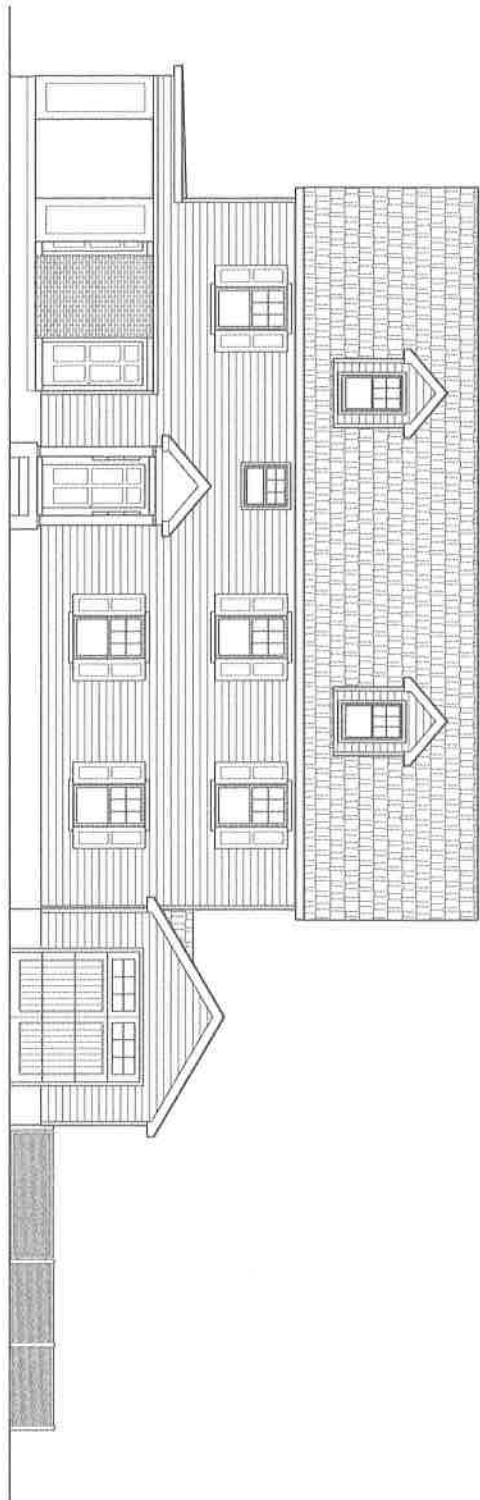
BLDG COVERAGE = 2185 SF
 DRIVE = 630 SF
 WALK = 137 SF
 PATIO = 124 SF

TOTAL BLDG COVERAGE = 2185 SF

$$\frac{2185}{7875} = 27.75\%$$

TOTAL IMP. COVERAGE = 3076 SF

$$\frac{3076}{7875} = 39.06\%$$



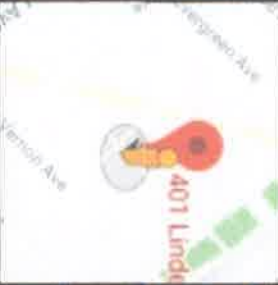
3 FRONT ELEVATION
SCALE 1/4" = 1'-0"

<p>NO. 1</p>	<p>FRONT ELEVATION</p>	<p>DATE 11/28/11</p> <p>SCALE AS NOTED</p> <p>Thomas B. Wagner, Architect Architecture Interior Design Preservation Consulting</p> <p>Plot Office One 6071 Haddonfield, NJ 08033 Tel (856) 798-6900 Fax (856) 798-1799</p>	<p>PROJECT</p> <p>LAU GARAGE 401 Linden Avenue Haddonfield, NJ</p>	<p>REVISIONS</p> <p>Thomas B. Wagner NJ AI 11619 PA 0008202</p>
--------------	------------------------	--	--	---

110 Woodland Ave
Haddonfield, New Jersey



Street View - Aug 2016



Google

Image capture: Aug 2016 © 2018 Google United States Terms Report a problem





1

