BOROUGH OF STRATFORD

Joint Land Use Board
307 Union Avenue
Stratford, NJ 08084
856-783-0600

VARIANCE APPLICATION

To the Joint Land Use Board:

An appeal is hereby made for a variance from or an exception to the terms of

Sections of the Zoning Ordinance so as to permit

9' PORCH AT FRONT OF HOUSE

PREMISES AFFECTED: Block No. 8 Lot No. 92

Located at: 7 GREEN TREE

Owner: TONY MARLYS

Leasee:

Zone: R2 Last Occupancy: NSW

Percentage of lot occupied by building: 21%

Setback of building from front property line: 30.25 Rear line: 75'

Setback of building from side left property line: 12.33 Right line: 15.29

Prevailing setback of adjoining buildings within block: 30

Has there been any previous appeal involving these premises: NO

If so, state character of appeal and date of disposition:

The reason(s) for the present application or appeal are as follows: FRONT PORCH 9' WIDE SO SET BACK WILL BE 21.25

Signature Anthony Marlys

BOROUGH OF STRATFORD

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APPLICATION FORM

1. Applicant's Name: TONY MARLYS

   Address: 7 GREEN TREE
   STRATFORD

   Phone:

2. Owner's Name:
   (if different than above)
   Address:

   Phone:

3. Name and location of site: 7 GREEN TREE

   Block: 8 Lot: 92

   Present Use: Res Proposed Use: Res

   Lot Area: 8775 Building Area: 1104 NEW 306
   (Ground Floor)

   Building Area: 1410 No. Parking
   (Total) (Spaces)

4. Does this constitute: ✓ a. New Application

   ____ b. Revision or resubmission of a prior application

5. Attach a copy of any deed restrictions or covenants that will apply.

Anthony Marlys — Signature

OWNER — Title

3. ADDITIONAL PAYMENTS: The Developer agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the Borough. The Developer understands and agrees to pay such sum notwithstanding any dispute as to the reasonableness of fees and charges.

4. CONTEST OF REASONABLENESS: Developer agrees that the reasonableness and/or accuracy of any fee or charge may be challenged in accordance with the procedure set forth in the Municipal Land Use Law at N.J.S.A. 40:55D-53.2a.

5. NOTICE: Developer agrees that all notices of refunds shall be mailed to the follow address:

   7 Green Tree Station

   _____

   _____

6. TRANSFERABILITY: Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relived from obligations as state in this Agreement until such time as the Developer provides an acceptable dated replacement Agreement to relieve the Developer of any further obligation as state in this Agreement. This transfer of obligation shall commence on the date of the acceptance by the Borough of the replacement Agreement.

7. COLLECTION: Should the Developer fail to pay any amount required to be paid hereunder when due, the Borough shall be entitled to pursue all remedies at law or equity. Interest shall accrue at the rate of 18% per annum simple interest on all sums unpaid after the due date. The Borough may collect a reasonable attorney's fee which shall not be less than $300.00 should litigation be commenced for the purpose of collecting any sum from the Developer.

Anthony Murby
DEVELOPER

9/15/20
DATE

BOROUGH OF STRATFORD

Joint Land Use Board
307 Union Ave.
Stratford, NJ 08084
(856) 783-0600

AGREEMENT TO PAY FEES

THIS AGREEMENT, made and entered on this 15 day of Sept, 20 20, by and between the Borough of Stratford, a Municipal Corporation of the State of New Jersey (hereinafter "Borough") and _____ (hereinafter "Developer"), is made upon the following terms and conditions:

PROJECT NAME: Marlys Porch

PROJECT LOCATION: 7 Green Tree Stratford

BLOCK(S): 8 LOT(S): 92

APPLICANT NAME: Tony Marlys

APPLICANT FED. ID #: _____ SS#: _____

APPLICANT ADDRESS: 7 Green Tree Stratford

1. AGREEMENT TO PAY FEES: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the Borough in connection with the application for filed contemporaneously herewithin. Such fees include, but are not limited to, application fees, attorney's review fees, engineer's review fees, planner's review fees, copy costs and postage applicable to this application.

2. ESCROW DEPOSIT: The Borough hereby acknowledges receipt of $_____, said sum being cash deposit to be placed in a Borough Trust Account to cover the coast of the aforementioned review and inspection fees. Such Sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to Developer. When any escrow amount has been depleted so that less than one-half thereof remains, developer shall replenish the escrow to the full amount within fifteen (15) days of written notice from the Borough.

BUILDING & LOT COVERAGE WORKSHEET

Address: _____ **Block:** _____ **Lot:** _____ **Zoning District:** _____

1.SQUARE FOOTAGE OF YOUR PROPERTY (1 ACRE = 43,560 S.F.) 8775

Building Coverage - Existing (house and attached additions)	**Dimensions**	**Square Feet**
2. House	~~34~~ x 24	~~880~~ 850
3. Attached Garage	11.5 x 21	236.50
4. Attached Deck	240	240
5. Other Attached		
6. Total Existing Building Coverage (add lines 2 through 5)		1326

Lot Coverage - Existing Dimensions (building coverage + impervious surfaces + accessory structures)	**Dimensions**	**Square Feet**
7.Building coverage (line 6)	~~1326~~ 850	1326
8. Driveway (including stone)	~~1514~~ 270	270
9. Walkways/Patio (concrete & pavers)	90	90
10. Detached Garage(s)	236	236
11. Decking (not attached to house)	240	240
12. Shed, gazebo, greenhouse, etc.		
13. Pool (including water & decking)		
14. Other		
15. Total Existing Lot Coverage (add lines 7 through 14)		2162
16. Total% of Existing Lot Coverage (line 15 divided by line 1, then multiply by 100)		~~24.8~~ 24 %

Building Coverage - Proposed (Identify structure i.e. addition, deck, attached garage etc.)

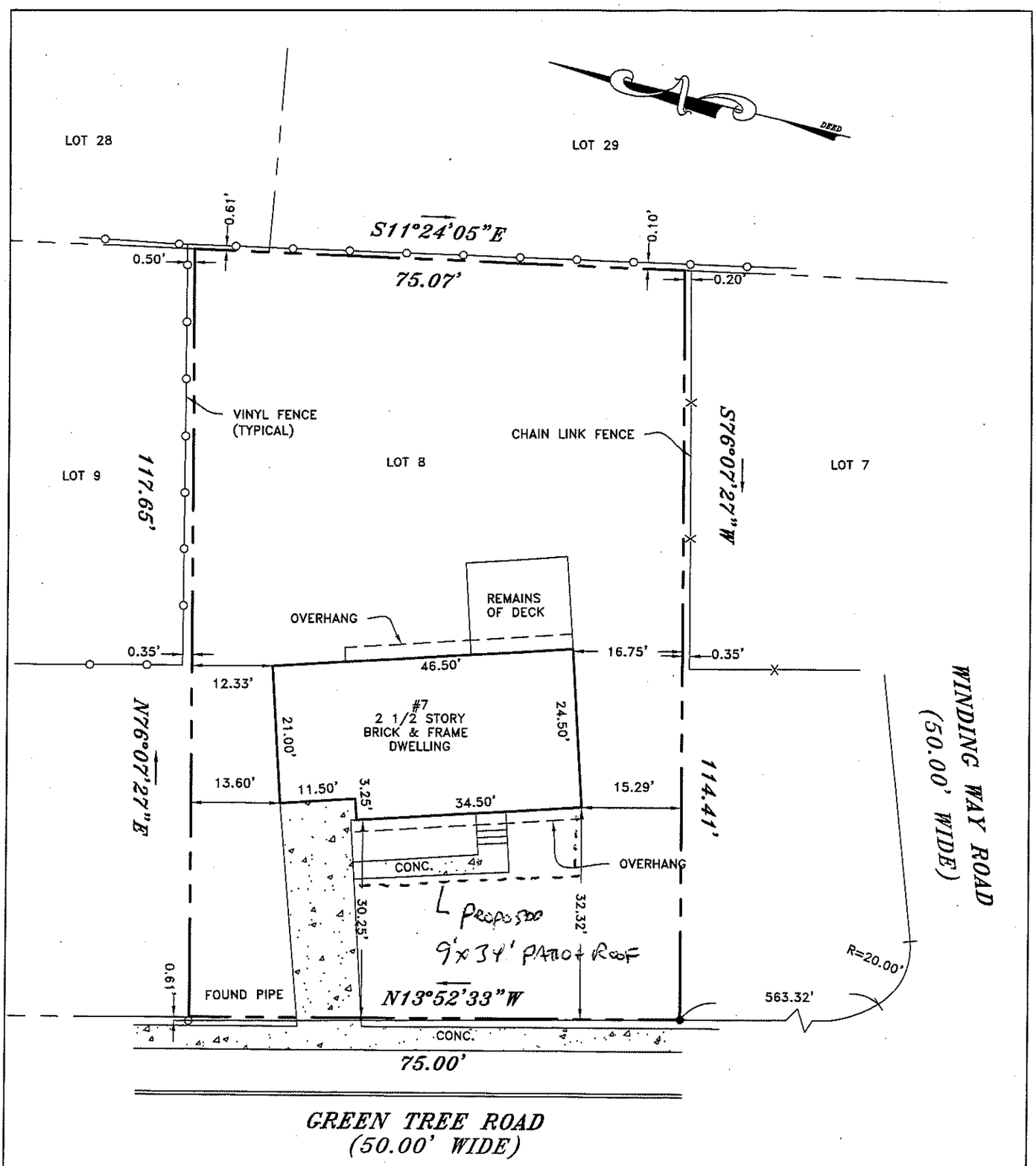
17. 9-X34 PORCH	306	306
18.		

Lot Coverage – Proposed (i.e. new patio, driveway, shed, pool)

19.		
20.		

21. Total Proposed Building and Lot Coverage (add lines 17 through 20)	~~2468~~ 2468
22. Total Lot Coverage -Existing & Proposed (add lines 15 & 21)	2468
23. Total % Lot Coverage (line 22 divided by line 1, then multiply by 100)	28 %
24. *Total Building and Lot (Impervious) Coverage % permitted by code ***	

*** The Zoning Officer will fill in this ratio*



NOTES:

1. BEING KNOWN AS LOT 28, BLOCK 105PLAN OF LOTS LAUREL MILLS FARM, SECTION 3-C
2. ALSO KNOWN AS LOT 8, BLOCK 92, PLATE 17 ON THE OFFICIAL TAX MAP OFTHE BOROUGH OF STRATFORD.
3. CONTAINING: 8,700.77 S.F.

CERTIFIED TO:

TO THE OWNER TONY MARLYS

TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE) AS AN INDUCEMENT FOR THE INSURER OF TITLE TO TO THE LANDS AND PREMISES SHOWN HEREON.
THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

NOTE: PROPERTY CORNERS SET PER CONTRACTUAL AGREEMENT.

PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 34498

8-27-2020
DATE

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR

SURVEY OF PREMISES

#7 GREEN TREE ROAD
LOT: 8 BLOCK: 92 PLATE: 17

SITUATE:
BOROUGH OF STRATFORD
COUNTY OF CAMDEN, NEW JERSEY

DATE: 8-25-2020	DRAWN BY: D.S.	SHEET No. 1 OF 1
SCALE: 1"=20'	CHECKED BY: J.T.S.	PROJECT No. 20-261

JTS ENGINEERS AND LAND SURVEYORS, INC.
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2022

19 STRATFORD AVENUE, STRATFORD, N.J. 08084
(856) 783-0055

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