

APPLICATION FOR VARIANCE

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a (<sup>Bulk</sup>hardship) (use) variance from the terms of Article(s) and Section(s) \_\_\_\_\_ of the Zoning Ordinance so as to permit

43% impervious coverage to construct 20' x 20' Garage  
and at some point connect to existing driveway

**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

PREMISES AFFECTED known as Block 13 Lot 4,

Street address: 1025 N. READ AVE., Runnemede, New Jersey

Applicant: Christopher L. WALKER Address 1025 N. READ AVE.

Owner: Christopher and Michelou WALKER Address 1025 N. READ AVE

Lessee: \_\_\_\_\_ Address \_\_\_\_\_

Last previous occupancy \_\_\_\_\_

Size of Lot 8750' SF Size of Building(s) (Present and/or Proposed):

At street level 70 ft. Front 125 ft. Deep

Percentage of lot occupied by building(s) 43 % Height of Building(s) \_\_\_\_\_ stories \_\_\_\_\_ ft.

Set back: Front property line 5 feet. From side (if corner lot) \_\_\_\_\_ feet

Zoning requirements frontage \_\_\_\_\_, side yards \_\_\_\_\_, set-back \_\_\_\_\_, rear yard \_\_\_\_\_

"Prevailing set-back" of adjoining buildings within one block \_\_\_\_\_ feet

Has there been any previous appeal involving these premises? Yes \_\_\_\_\_ No X

If yes, state character of appeal and date of disposition \_\_\_\_\_

Proposed Use:

20 x 20 Garage to park personal use vehicle and store Lawn Equipment  
Construction / Zoning office has Sealed Blueprints. (2 copies)

BOROUGH OF RUNNEMEDE  
PLANNING BOARD  
24 N. BLACK HORSE PIKE  
RUNNEMEDE, NJ 08078

TAX AND ASSESSMENT PAYMENT REPORT

Section I (to be completed by the applicant)

Name of Applicant CHRISTOPHER L. WALKER

Address 1025 N. READ AVE. Runnemede NJ 08078

has made application to the Planning Board for Block 13 Lot 4 located at  
1025 N. READ AVE Runnemede NJ 08078

Whose record owner is CHRISTOPHER L. WALKER, Michele J. WALKER,

Owner's address 1025 N. READ AVE. Runnemede NJ 08078

I request the Tax Collector to determine whether there are any delinquent taxes and/ or assessments due.

Date 1/2/24 Applicant's Signature [Signature]

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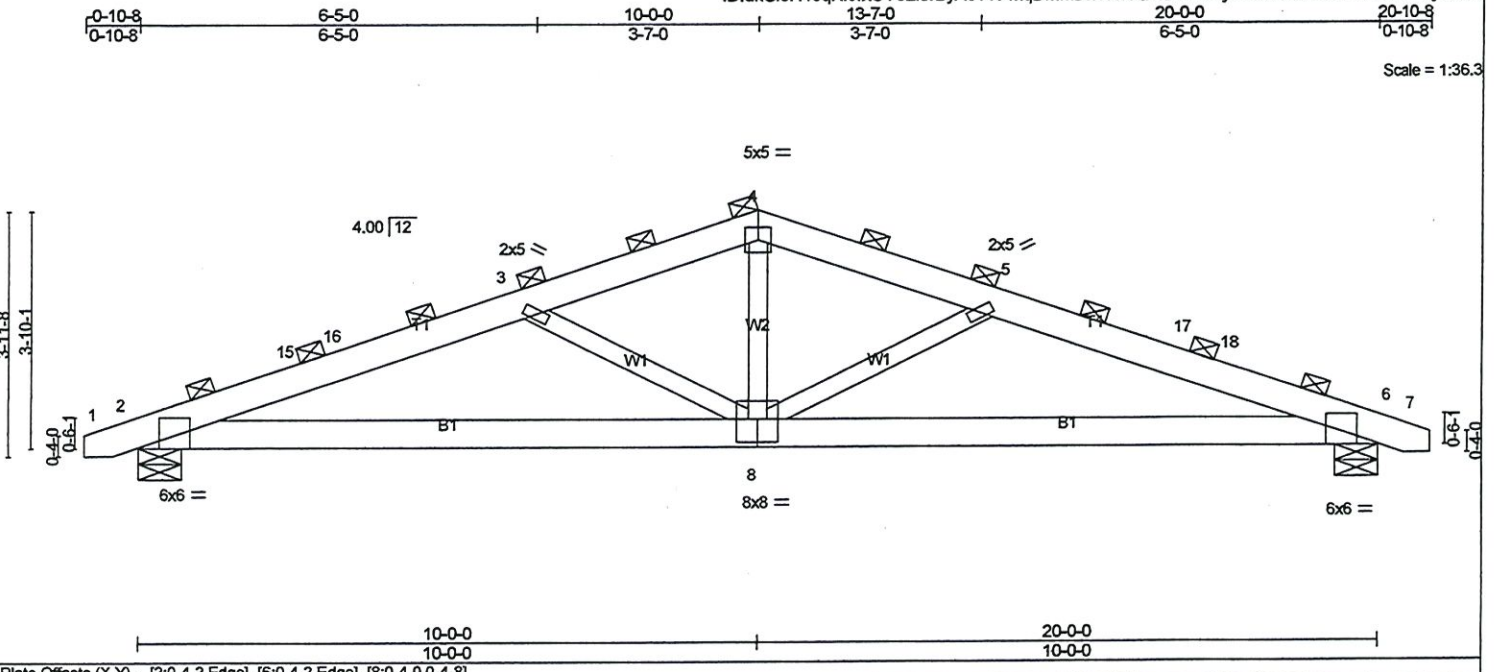
Section II (to be completed by the Tax Collector)

- I find that:
- All taxes due have been paid.
  - All assessments due have been paid.
  - The following are delinquent and past due.

[Signature]  
Tax Collector

Job 23120460B	Truss T20	Truss Type COMMON	Qty 6	Ply 1	Walker 404823-006 Walker 404823-006 Job Reference (optional)
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UFP Site Built, LLC, UFP 20/20 Run: 8.620 s Sep 22 2022 Print 8.620 s Sep 22 2022 MiTek Industries, Inc. Mon Dec 11 09:26:33 2023 Page 1  
ID:ukGi0H46qNi9rxOYeLkrrByA5TW-mqDMmDhTK8aERLRav9ZyFKvRGUVH38FFR3ZDXByA5Na



LOADING (psf)		SPACING- 4-0-0	CSI.	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL	30.0	Plate Grip DOL 1.15	TC 0.64	Vert(LL)	-0.16	8-14	>999	MT20	197/144
TCDL	5.0	Lumber DOL 1.15	BC 0.78	Vert(CT)	-0.20	8-14	>999		
BCLL	0.0	Rep Stress Incr NO	WB 0.49	Horz(CT)	0.05	6	n/a		
BCDL	5.0	Code IBC2021/TPI2014	Matrix-MS					Weight: 113 lb	FT = 20%

**LUMBER-**  
TOP CHORD 2x6 SP No.1  
BOT CHORD 2x6 SP No.1  
WEBS 2x4 SPF No.2

**BRACING-**  
TOP CHORD 2-0-0 oc purlins (3-2-10 max).  
BOT CHORD Rigid ceiling directly applied or 6-8-6 oc bracing.

**REACTIONS.** (lb/size) 2=1844/0-8-8, 6=1844/0-8-8  
Max Horz 2=119(LC 15)  
Max Uplift 2=530(LC 10), 6=530(LC 11)  
Max Grav 2=1971(LC 21), 6=1971(LC 22)

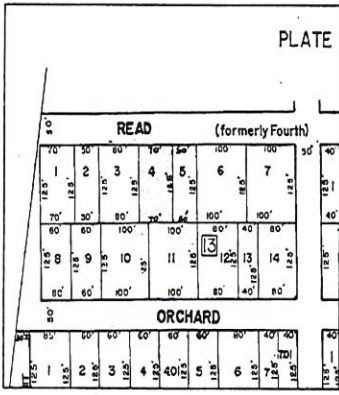
**FORCES.** (lb) - Maximum Compression/Maximum Tension  
TOP CHORD 1-2=0/32, 2-15=4120/1574, 15-16=4037/1576, 3-16=4027/1588, 3-4=2911/1201, 4-5=2911/1201, 5-17=4027/1588, 17-18=4037/1576, 6-18=4120/1574, 6-7=0/32  
BOT CHORD 2-8=1347/3830, 6-8=1347/3830  
WEBS 3-8=1580/585, 4-8=484/1326, 5-8=1580/585

- NOTES-**
- Unbalanced roof live loads have been considered for this design.
  - Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCCL=3.0psf; BCCL=3.0psf; h=20ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -0-7-13 to 3-4-3, Interior(1) 3-4-3 to 6-0-0, Exterior(2R) 6-0-0 to 13-10-3, Interior(1) 13-10-3 to 16-7-13, Exterior(2E) 16-7-13 to 20-7-13 zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - TCCL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=40.0 psf; Pf=33.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
  - Unbalanced snow loads have been considered for this design.
  - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
  - Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
  - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 530 lb uplift at joint 2 and 530 lb uplift at joint 6.
  - See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
  - Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
  - This truss is designed for a creep factor of 1.50, which is used to calculate the Vert(CT) deflection per ANSI/TPI 1. The building designer shall verify that this parameter fits with the intended use of this component.

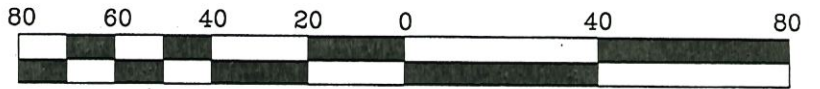
**LOAD CASE(S)** Standard



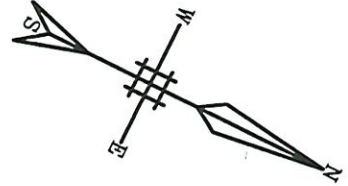
12/11/2023



\*TAX MAP



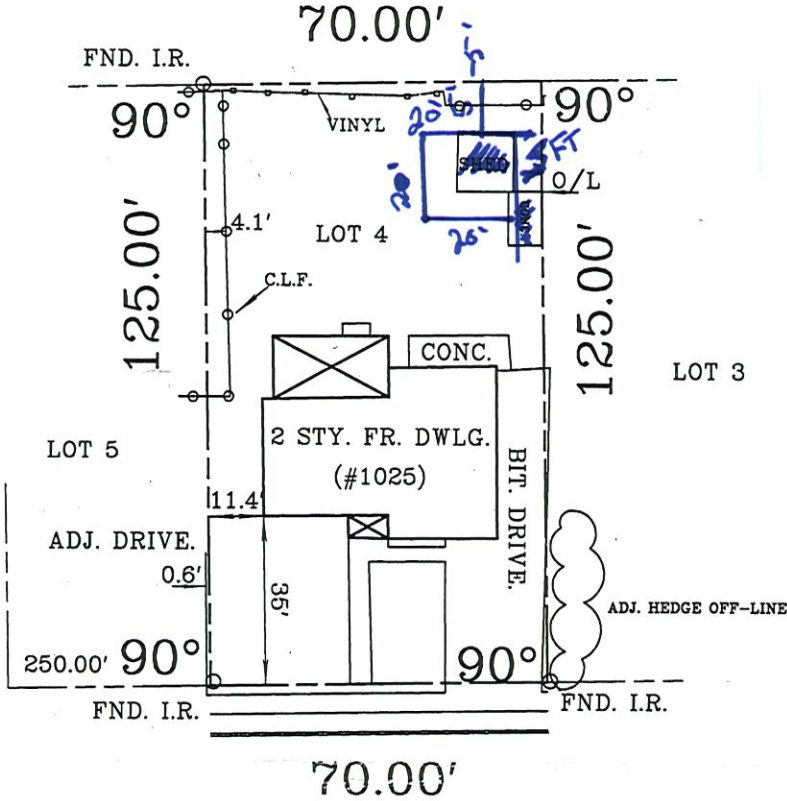
SCALE 1"=40'



LOT 11

LOT 10

50.00' WIDE  
 BROADWAY



READ AVENUE (FORMELY FOURTH)  
 50.00' WIDE

LOT AREA= 8,750' SF

SURVEY NOT A GARAUNTEE OF OWNERSHIP.  
 DESCRIPTION PROVIDED VIA DEED BOOK 8046, PAGE 817

REF. PLAN OF BELLMAWR HEIGHTS



**DONOVAN**  
 LAND SURVEYING & PLANNING  
**Surveyors**

813 W. WOOD AVE.  
 SOMERDALE, NJ 08083  
 (856) 627-3550  
 Fax: (856) 627-0330

DonovanSurveyors@comcast.net

DATE: 8/2/2020  
 SCALE: 1"=40'  
 DRN. BY: TJ

SURVEY NO.
2007041

SURVEY OF PREMISES 1025 READ AVENUE
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SITUATE IN RUNNEMEDE BOROUGH CAMDEN COUNTY NEW JERSEY
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TO: CHRIS WALKER

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor

JOHN DONOVAN

NJ Prof. Land Surveyor # GS 30738  
 Prof. Planner #LI 04196