

**CITY OF LINDEN – BOARD OF ADJUSTMENT
Fee Schedule**

USE & BULK VARIANCES

All use “D” variances, bulk “C” variances and conditional use applications not requiring a site plan or subdivision approval, **\$1,500.00 plus \$100.00 for each variance.**

Use “D” variances, bulk “C” variance and conditional use applications with a site plan or subdivision, **\$1,000.00 plus the applicable site plan or subdivision fee and \$100.00 for each variance.**

SITE PLAN APPLICATIONS

Residential

\$1,500.00 (including multi family or townhouse (1 to 6 dwelling or townhouse units))

\$1,800.00 (6 to 20 dwelling or townhouse units)

\$3,000.00 (Over 20 dwelling or townhouse units)

Commercial / Retail / Industrial

1-20,000 square feet: **\$1,500.00**

20,000 - 50,000 square feet: **\$2,000.00**

50,000-100,000 square feet: **\$2,400.00**

Over 100,000 square feet: **\$4,000.00**

Lot area shall be calculated by the total area of the property

Concept Plan (residential):	\$ 600.00
Concept Plan (non-residential):	\$1,500.00
Plan Modification:	\$ 200.00
Request of Extension:	\$ 500.00
Zoning Interpretation:	\$ 500.00 + Escrow fee

- (a) Minor subdivision \$1,000.00 /per lot (2) lot minor
- (b) Major subdivision sketch plat: \$200.00 /per lot.
- (c) Major subdivision, preliminary plat map (three lots and greater)
Residential: \$1,000.00 plus \$100.00 for each lot.
Non-residential, commercial and industrial: \$1,500.00 plus \$200.00 for each lot.
- (d) Final major subdivision plat maps: \$250.00 /per lot.

(2014 Code § 29-5.8; Ord. No. 58-55)

CITY OF LINDEN – BOARD OF ADJUSTMENT
APPLICATION FOR DEVELOPMENT
ESCROW DEPOSIT

In addition to the filing fee, all applications for development shall be accompanied by a deposit of adequate funds to cover the costs of professional services in connection with the review of the application, including but not limited to shorthand reporting and transcripts, reviews, inspection and reports of the City Engineer, professional planner, City Attorney, Board Attorney and any other professional whose services are deemed necessary with respect to processing the application by the Board of Adjustment.

- (a) Residential (Use & Bulk Variance): **\$750.00**
- (b) Zoning Interpretations: **\$750.00**
- (c) Concept subdivision for site plan: **no deposit**
- (d) Minor Subdivision:
 - 1. Residential including multi-family or townhouse, two (2) lot minor subdivision, lot line adjustment: **\$750.00**
 - 2. Non-residential/commercial/industrial: **\$1,500.00 plus \$300.00 per lot.**
- (e) Major Subdivisions:
 - 1. Three lots or greater, residential, including multi-family or townhouses: **\$1,500.00 plus \$300.00 per lot.**
 - 2. Non-residential/commercial/industrial: **\$2,000.00 plus 500.00 per lot.**
- (f) Site Plan Applications:
 - 1. Residential including multi-family and townhouses 1-3 dwellings units: **\$2,500.00**
 - 2. 3-20 dwelling units: **3,500.00**
 - 3. Over 20 dwelling units: **\$5,000.00**
 - 4. Non-residential, commercial/retail/industrial. Lot area shall be calculated by the total area of the property:
 - (a) 0-20,000 square feet: **\$ 3,500.00**
 - (b) 20,000-50,000 square feet: **\$ 4,500.00**
 - (c) 50,000-100,000 square feet: **\$ 6,500.00**
 - (d) Over 100,000 square feet: **\$10,000.00**

Any of the aforesaid deposit remaining in the escrow account upon completion of the application procedure shall be returned to the applicant.

(2014 Code § 31-44.2; Ord. No. 58-20)

Checks MUST be made payable to: **CITY OF LINDEN**

PROCEDURE

Please submit the following:

1. Copy of rejection letter from Zoning Officer.
2. Three (3) copies of the completed application, notarized.
3. List of property owners within 200 feet of subject property. (*Information may be obtained from the Tax Assessor*).
4. Fifteen (15) copies of plat plan. (*The plan must clearly show existing and/or proposed building*).
5. Set of rejected building plans.
6. Witness list. For expert witnesses, please include a professional brief of qualifications.
7. Check made payable to “**Board of Adjustment**” in the amount of \$ _____.
8. Escrow check made payable to “**City of Linden**” see escrow deposit sheet for amount.
9. Certification from the City’s Tax Collector that all taxes on said property are current.
10. Affidavit of Service. The applicant shall notify all residences within 200 feet with the NOTICE of Hearing. Each NOTICE shall be addressed to each specific resident and copies included with the completed application; along with the Affidavit of Service. (*All notices shall be served at least ten (10) days prior to the meeting date*).
11. Affidavit of Publication. (*Public notice shall be given by application in the official newspaper of the City of Linden at least ten (10) days prior to the date of the hearing*).

NOTE: Items one (1) through eight (9) shall be submitted before the 15th of the month preceding the meeting date. Items ten (10) and eleven (11) must be submitted prior to the meeting. NO EXCEPTIONS!

In addition, all applicants shall provide at their expense an official transcript of the hearing before the Board of Adjustment. A court stenographer has been retained and will be present at the meeting.

Fee schedules are as outlined in the Revised General Ordinances of the City of Linden (2011) “Land Development of the City of Linden”.