

TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 12-18-20 CASE # 2021-01

PROPERTY ADDRESS 175 Grove Ave.

BLOCK 1101 LOT 6.01 ZONE \_\_\_\_\_

APPLICANT'S NAME Seneta Whiting

PHONE # \_\_\_\_\_ CELL PHONE # 973-870-1424

EMAIL senetawhiting@yahoo.com

PROPERTY OWNER'S NAME Seneta Whiting

PROPERTY OWNER'S ADDRESS \_\_\_\_\_

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # \_\_\_\_\_

PROPERTY OWNER'S EMAIL \_\_\_\_\_

RELATIONSHIP OF APPLICANT TO OWNER \_\_\_\_\_

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:  
Remove existing deck. Add pool and patio.

CONTRARY TO THE FOLLOWING:  
Exceeding the maximum allowable impervious coverage.

LOT SIZE: EXISTING 8,400<sup>sq.ft</sup> PROPOSED 8,400<sup>sq.ft</sup> TOTAL 8,400<sup>sq.ft</sup>

HIEGHT: EXISTING 30ft PROPOSED 30ft

PERCENTAGE OF BUILDING COVERAGE: EXISTING 22% PROPOSED 22%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 38% PROPOSED 64.2%

PRESENT USE Single family home PROPOSED USE Single family home

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30 ft</u>	<u>36.58 ft</u>	<u>36.58 ft</u>
REAR YARD	<u>30 ft</u>	<u>44.83 ft</u>	<u>44.83 ft</u>
SIDE YARD (1)	<u>8 ft (1 side)</u>	<u>8 ft (1 side)</u>	<u>8 ft (1 side)</u>
SIDE YARD (2)	<u>18 ft</u>	<u>19 ft total</u>	<u>19 ft total</u>

DATE PROPERTY WAS ACQUIRED 8-8-19

TYPE OF CONSTRUCTION PROPOSED:

Removal of existing deck. Add pool and patio.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 4 PROPOSED 4

History of any previous appeals to the Board of Adjustments and the Planning Board

None.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

The ability to use additional space in the backyard to add a pool and patio for personal use.

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

The pool will be an improvement to the property and the neighborhood. This project will fit in with other houses in the neighborhood. The project will not substantially deviate from the zoning master plan.

History of any deed restrictions:

None.

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

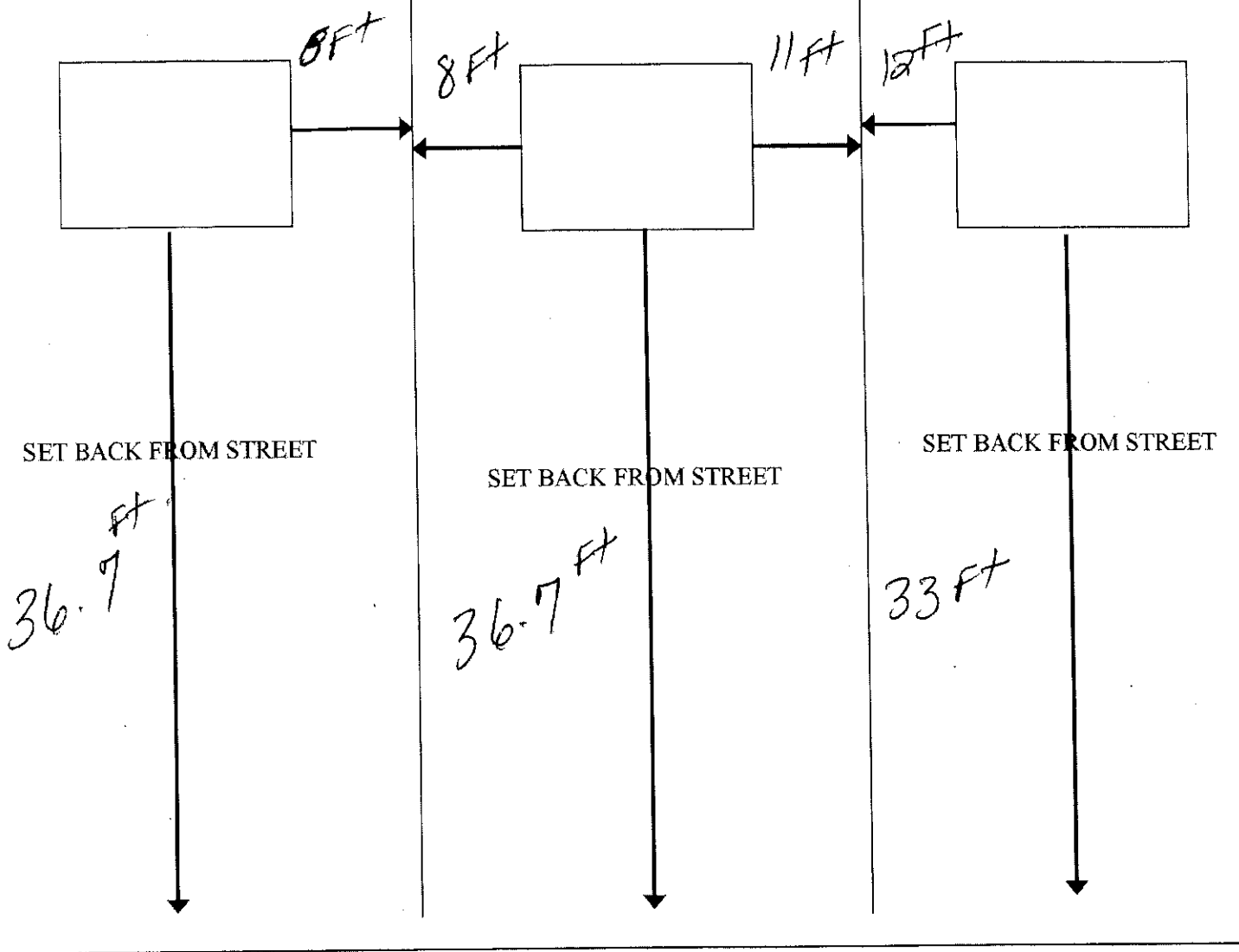
HOUSE ON LEFT

APPLICANT'S HOUSE  
SHOW THE DISTANCE TO THE  
PROPERTY LINE FROM  
SURVEY

CENTER HOUSE

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

HOUSE ON RIGHT



STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Seneta Whiting OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 175 Grove Ave, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT  
Seneta Whiting IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,  
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK 1101 AND LOT 6.01 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

*Jessica Steinfeld*

NOTARY

Jessica Steinfeld  
Notary Public, New Jersey  
My Commission Expires August 22, 2022

*Seneta Whiting*

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Seneta Whiting OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON  
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED  
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF July  
2020.

*Jessica Steinfeld*

NOTARY

*Seneta Whiting*

APPLICANT

Jessica Steinfeld  
Notary Public, New Jersey  
My Commission Expires August 22, 2022

**Subject** 175 Grove Avenue - Lot 6.01 Block 1101 Zoning Letter of Denial and Engineering Review  
**From** Michael DeCarlo <mdecarlo@veronanj.org>  
**To:** senetawhiting@yahoo.com <senetawhiting@yahoo.com>, tjacobsen@veronanj.org <tjacobsen@veronanj.org>, Bill Noss <bnoss@veronanj.org>, Kristin Spatola <kspatola@veronanj.org>, Kelly Lawrence <klawrence@veronanj.org>  
**Date** Tue, Jun 23, 2020 at 1:23 PM

Dear Ms. Whiting, as we had discussed your intended project exceeds the maximum allowable impervious coverage and therefore you shall be required to seek approval by formally making application to the land use board for a variance. This letter shall serve as your starting point for that process. Please contact the Boards Land Use Administrator Ms. Kelly Lawrence for the necessary paperwork for that filing, she is copied as part of this email.

Best of luck on your project and have a safe and healthy summer.

Regards,

Michael DeCarlo

[mdecarlo@veronanj.org](mailto:mdecarlo@veronanj.org)

Engineering Manager – Zoning Official

Township of Verona

10 Commerce Ct., Verona, NJ 07044

(973) 239-8146

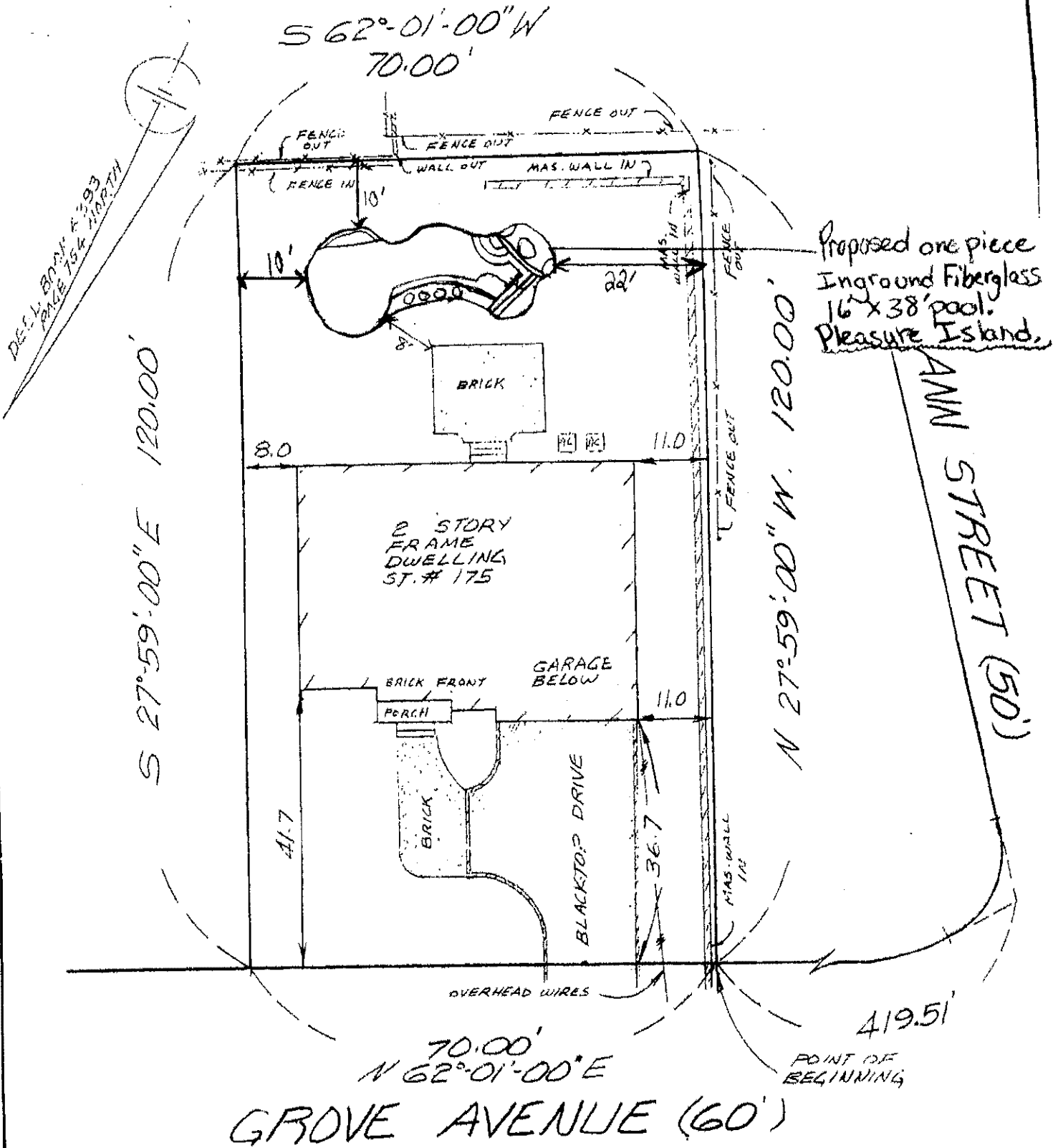
**P** Please consider the environment before printing.

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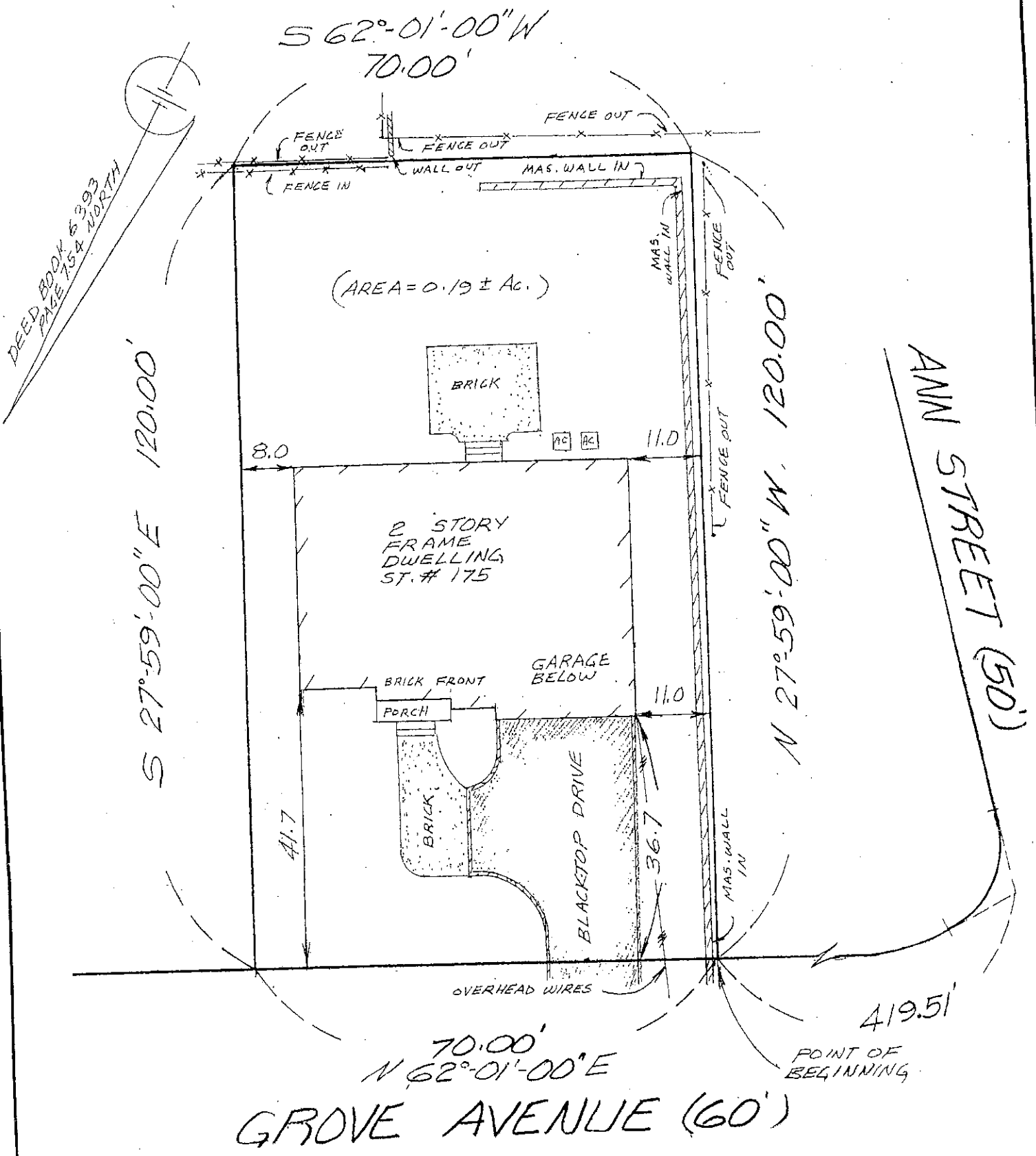
ON SURVEY OF PROPERTY SITUATED IN THE COUNTY OF...  
 Y, NEW JERSEY.

RE: Seneca Whiting



A UNKITTED KNIFE AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE  
 STATE OF NEW JERSEY DEPARTMENT OF TREASURY AND TAXATION (P.O. BOX 286, 33) AND N.J.A.C. 17:27-11.1(a)  
 THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.  
 CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.  
 THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSFERABLE.  
 OF FACTS SHOWN HEREON ARE NOT TO BE USED AS BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.  
 UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON, NOR ARE ANY EASEMENTS NOT RECORDED OR SPECIFIED IN THE TITLE SEARCH SUPPLIED.  
 NOT RESPONSIBLE FOR CORNER MARKERS NOT SET BY THIS FIRM.

LOCATION SURVEY OF PROPERTY SITUATED IN THE BOROUGH OF VERONA, ESSEX COUNTY, NEW JERSEY.



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL2003, 21/A (CASE# B-3613) AND NJAC 13:40-5.1(c)(2). THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSFERABLE. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON, NOR ARE ANY EASEMENTS NOT RECORDED OR SPECIFIED IN THE TITLE SEARCH SUPPLIED. CORNER MARKERS NOT SET BY THIS FIRM.