

BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION _____

CASE # _____

PROPERTY ADDRESS 79 Franklin St

BLOCK 1001 LOT 11 ZONE _____

APPLICANT'S NAME Marco and Amanda Zarkino

PHONE # 802 217-0706 CELL PHONE # _____

EMAIL amandazarkino@aol.com

PROPERTY OWNER'S NAME Marco and Amanda Zarkino

PROPERTY OWNER'S ADDRESS 79 Franklin St.

PROPERTY OWNER'S PHONE # 802 217 0706 CELL # _____

PROPERTY OWNER'S EMAIL amandazarkino@aol.com

RELATIONSHIP OF APPLICANT TO OWNER same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a 608 sq ft 2 story addition and a new second story over the existing 1 story portion of the dwelling, and expand the existing front landing.

CONTRARY TO THE FOLLOWING:

Exceeds the maximum permitted lot coverage 29% proposed, 25% existing, 25% maximum permitted

LOT SIZE: EXISTING 5487 SF PROPOSED 5487 SF TOTAL 5487 SF

HIEGHT: EXISTING 23'-9" PROPOSED 29'-6"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20% PROPOSED 25%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 36% PROPOSED 40%

PRESENT USE primary residence PROPOSED USE primary residence

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>20'-1"</u>	<u>20'-1"</u>
REAR YARD	<u>30'</u>	<u>48'-10"</u>	<u>30'</u>
SIDE YARD (1)	<u>9'</u>	<u>7.9'</u>	<u>10'</u>
SIDE YARD (2)	<u>9'</u>	<u>7.1'</u>	<u>7.1'</u>

DATE PROPERTY WAS ACQUIRED Feb 2018

TYPE OF CONSTRUCTION PROPOSED:

wood construction

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	671	—	671
FIRST FLOOR	1010 (includes garage)	568	1578
SECOND FLOOR	454	1089	1543
ATTIC	—	—	—

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 2 PROPOSED 2

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

no

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

the lot is substandard in size. 7500 SF is required and 5487 SF exists.

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 addition is a vertical extension of the footprint in the front of the home. the rest of the construction occurs in the rear, keeping the proportion of the home appropriate for the streetscape. the roof was set at a 7.3" pitch to help keep the height of the ridge low and minimize the second floor addition. the project was designed with dormers for curb appeal.

History of any deed restrictions:

15' drainage easement at the rear of the property

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 # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name Julie Anne Cecere, AIA PE
Address 179 Fairfield Ave Ste 4C West Caldwell NJ
Phone # 913 226-1884
Fax # 913 226 1748
Email ~~Julie A~~ JulieCecere@JulieAnneCecereArchitect.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

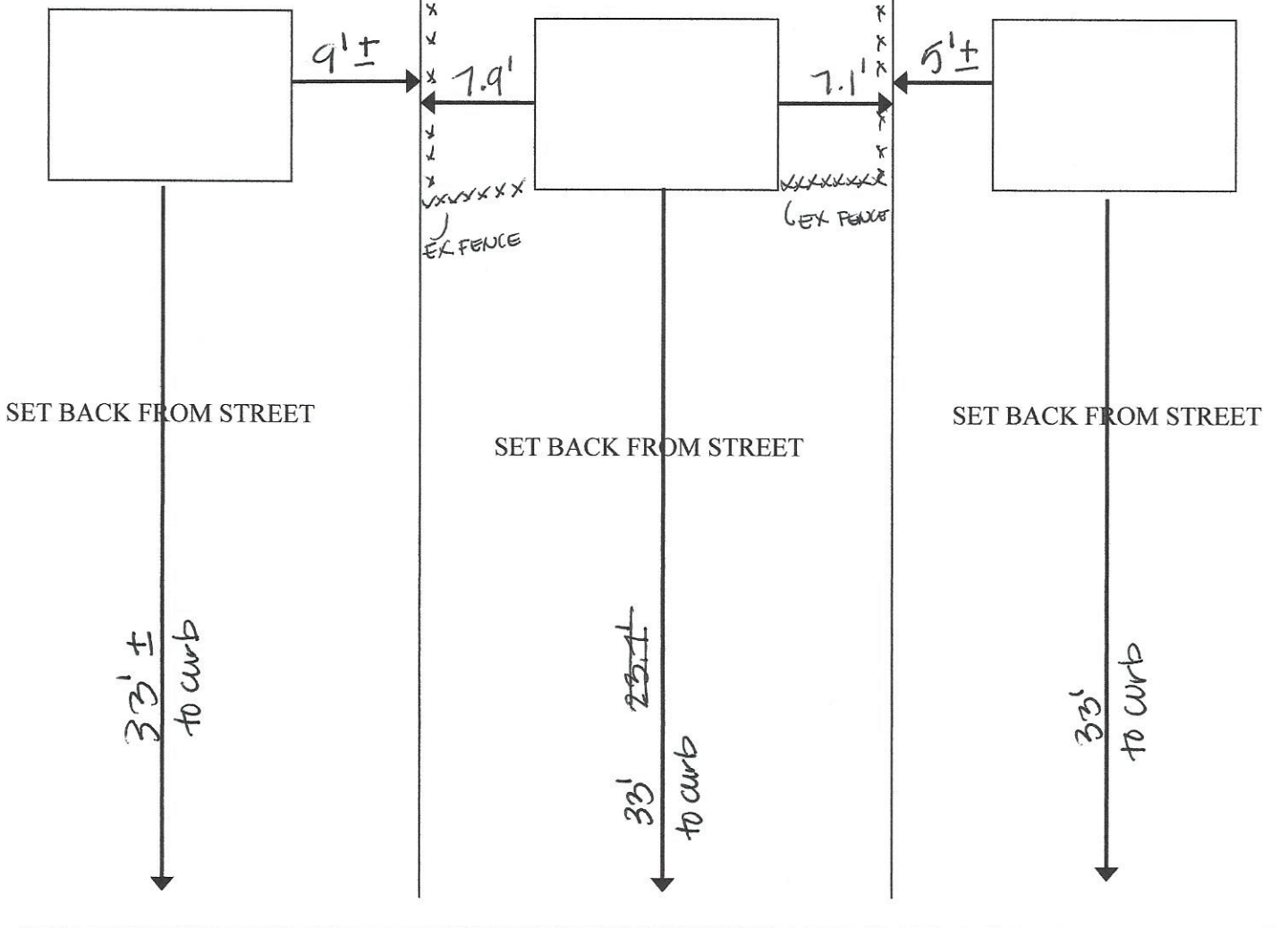
HOUSE ON LEFT

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

CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

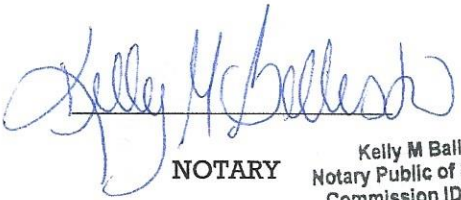
HOUSE ON RIGHT



AFFIDAVIT OF OWNERSHIP

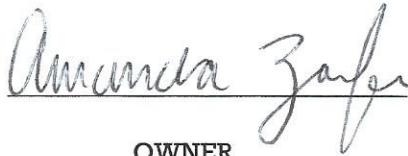
STATE OF NEW JERSEY
COUNTY OF ESSEX

_____ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT _____, IN THE CITY OF
_____ IN THE COUNTY OF _____ AND STATE OF _____ AND THAT
_____ 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 _____ AND LOT _____ AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY

Kelly M Ballistreri
Notary Public of New Jersey
Commission ID# 2350223
Commission Expires 9/21/2021

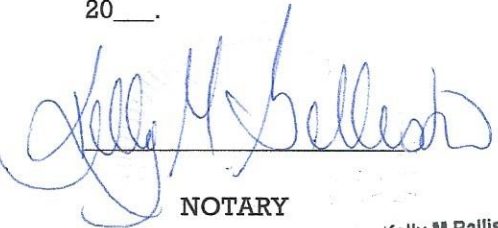


OWNER

AFFIDAVIT OF APPLICANT

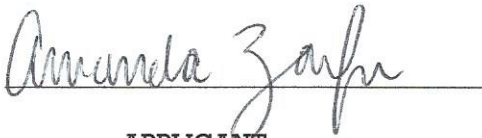
COUNTY OF ESSEX
STATE OF NEW JERSEY

_____ 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 _____ DAY OF _____
20__.



NOTARY

Kelly M Ballistreri
Notary Public of New Jersey
Commission ID# 2350223
Commission Expires 9/21/2021



APPLICANT

MAYOR
JACK McEVOY
 DEPUTY MAYOR
ALEX ROMAN
 COUNCILMEMBERS
KEVIN J. RYAN
EDWARD GIBLIN
CHRISTINE McGRATH

TOWNSHIP OF VERONA
 COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLO
 TOWNSHIP CLERK
JENNIFER KIERNAN
 TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
 880 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
 600 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044

DEPARTMENT OF PUBLIC WORKS
 10 COMMERCE COURT
 VERONA, NEW JERSEY 07044

November 13, 2020

(973) 239-3220
 WWW.VERONANJ.ORG

Township of Verona Zoning Dept.
 Re: Zoning Letter of Denial

Owner: Mr. Marco and Amanda Zarfino
 Applicant 79 Franklin Street
 Verona, NJ 07044
 Property: 79 Franklin Street
 Lot 11 Block 1001
 Zone: R-50B (Medium-High Density)

This office is in receipt of the following documents and drawings which were submitted by the owner/applicant for consideration.

- Architectural Plan entitled "Site Plan, Zoning Analysis, Plans and Elevations." Prepared by Julie Anne Cecere Architect. Plans dated 11/06/2019. Sheet number A-1.

Based upon our initial review the applicant is seeking the following;

The demolition of the existing concrete patio, Construction of a 608 sq.ft. 2 story addition and a new second story over the exiting 1 story portion of the dwelling. The existing front covered portico is show to remain, however the plans do call for a roughly 9 sq.ft. expansion of the existing landing.

With that we offer the following;

The property commonly known as 79 Franklin Street and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 11 in Block 1001, is situate in the Townships "R-50B" Medium-High Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

Site Data Review

	Bulk Schedule			Compliance		
	Required	Existing	Proposed	Existing	Proposed	Variance Required
Zone R-50B §150-17.4						
Lot Size (Sq.Ft.)	7,500	5,487	5,487	No	No	Exist. Non Comply
Lot Width (Ft.)	50	50.00	50.00	Yes	Yes	No
Front Yard Setback (Ft.)	30	23.67	23.67	No	No	Exist. Non Comply
Side Yard Setback One (Ft.)	8	7.1 (1)	7.1 (1)	No	No	Exist. Non Comply
Side Yard Setback Both (Ft.)	18	15 (1)	15 (1)	No	No	Exist. Non Comply
Side Yard Setback Both (Ft.) % of Lot Width	25	30.00	30.00	Yes	Yes	Yes
Rear Yard Setback (Ft.)	30	48.83	30.00	Yes	Yes	No
Building Height (Story/Ft.)	2.5/30	2 Story/Ht. 23.75 ft.	2 Story/Ht. 29.5 ft.	Yes	Yes	No
Lot Coverage (% Building)	25	25	29	Yes	No	Yes *
Improved Lot Coverage (% All)	40	36	40.0	Yes	Yes	No
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

* Variance Required

(1) The side yard setback to the proposed addition is 8.75 ft. (Right Side) 10.0 ft. (Left Side)

(1) The second story setback on the left side over the garage will match the existng setback of 7.9 ft.

Zoning Decision:

Based upon review of the application(s), plan(s) and area, yard and bulk requirements per §150-17.4 as shown above, this office has **DENIED** the request for zoning as requested by the applicant because of the following reasons:

§150-17.4 D. 3 VARIANCE REQUIRED

Exceeds the maximum permitted lot coverage **29% Proposed** (25% Existing) (25% Maximum Permitted)

- Address any comments as per the Township Engineer. (If any)
- Address any comments as per the Township Building Department. (If any)
- Address and comments as per the Township Board of Adjustment. (If any)

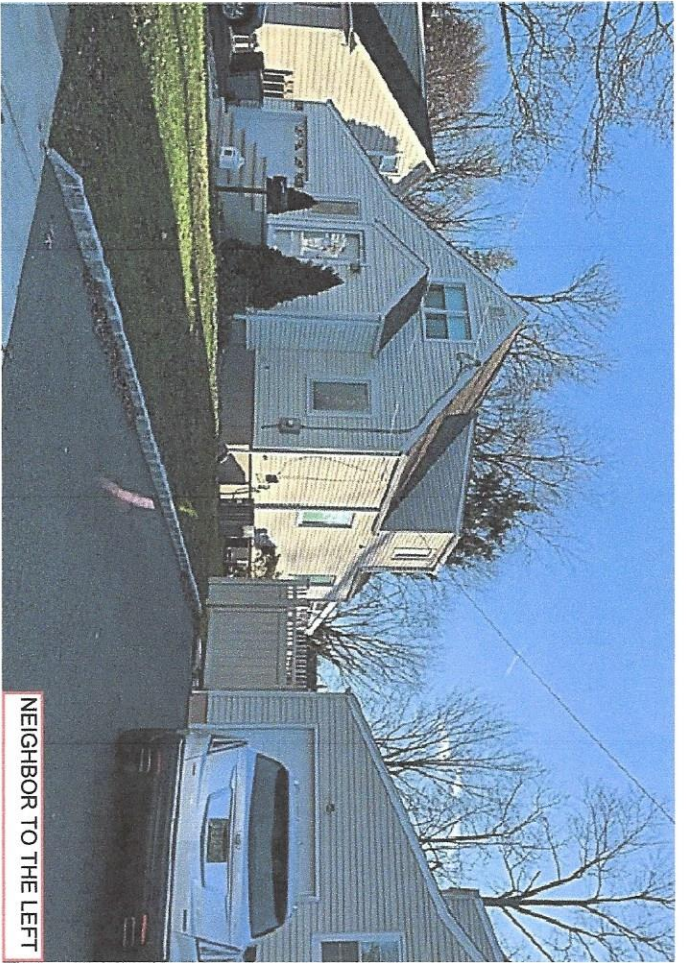
Should you require any additional information, please contact our office.

Michael C. DeCarlo

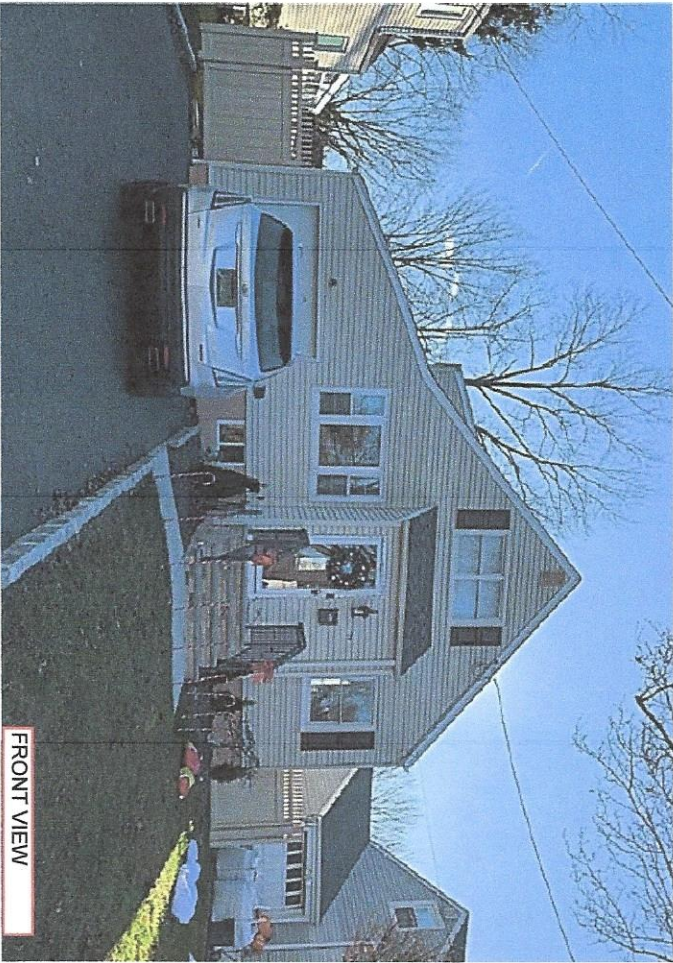
Michael C. DeCarlo
Engineering Manager – Zoning Official

Note:

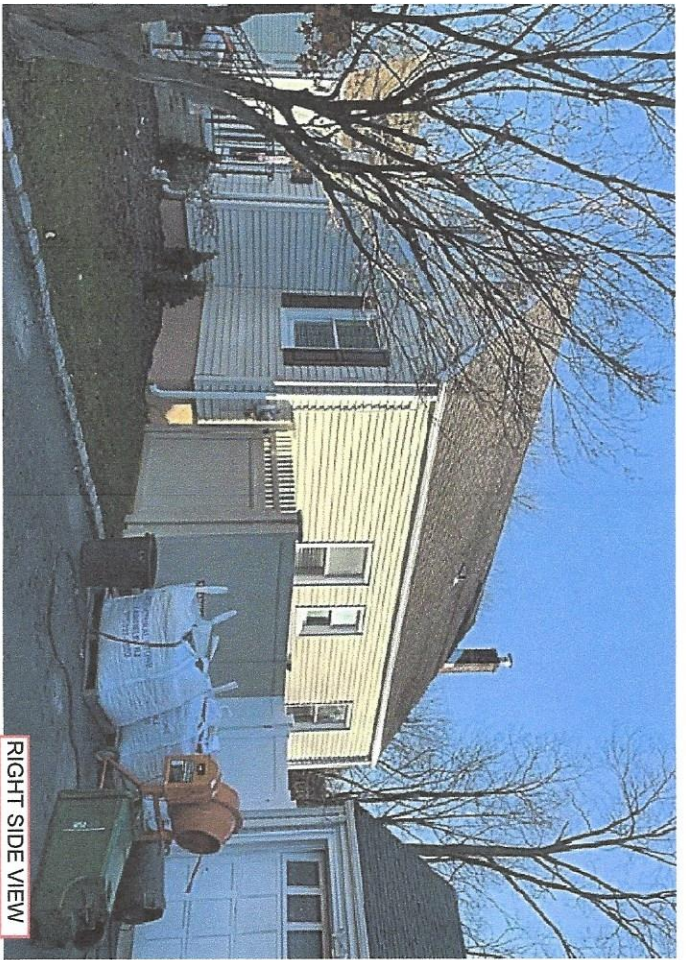
Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.



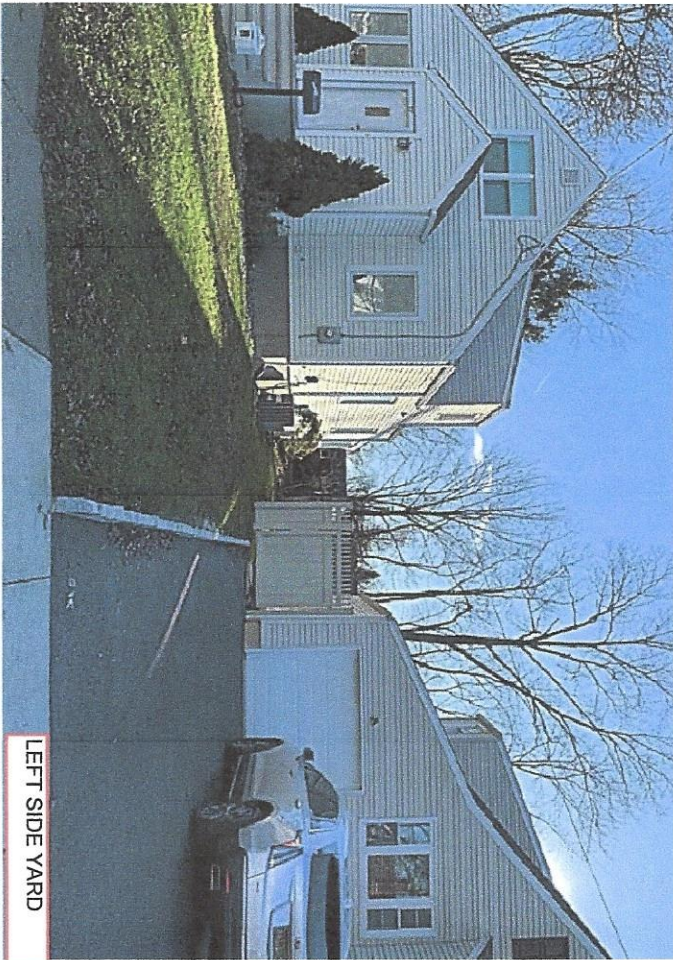
NEIGHBOR TO THE LEFT



FRONT VIEW

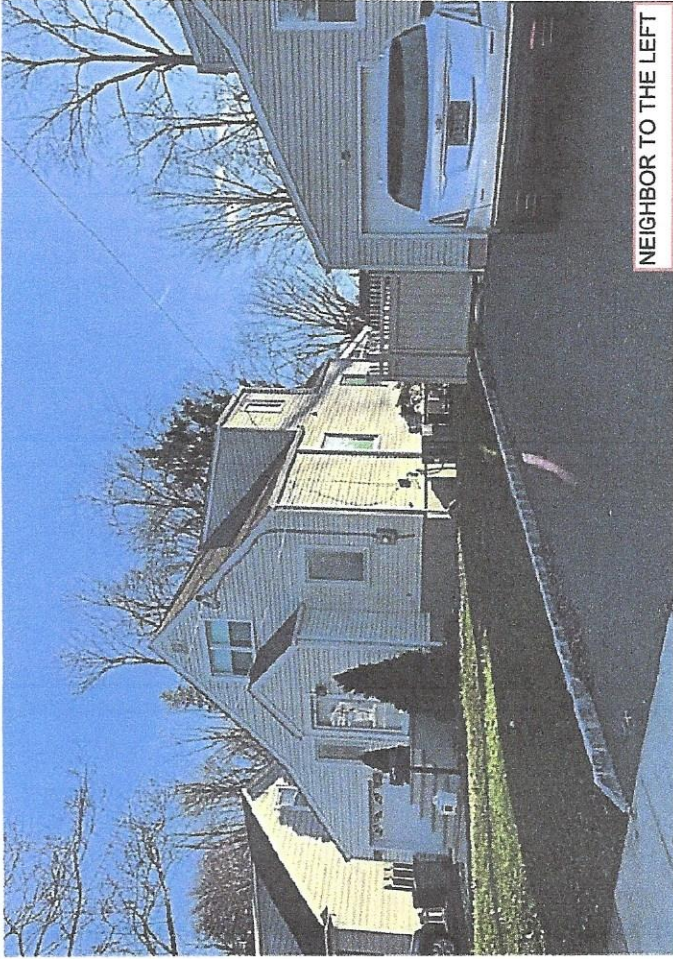


RIGHT SIDE VIEW

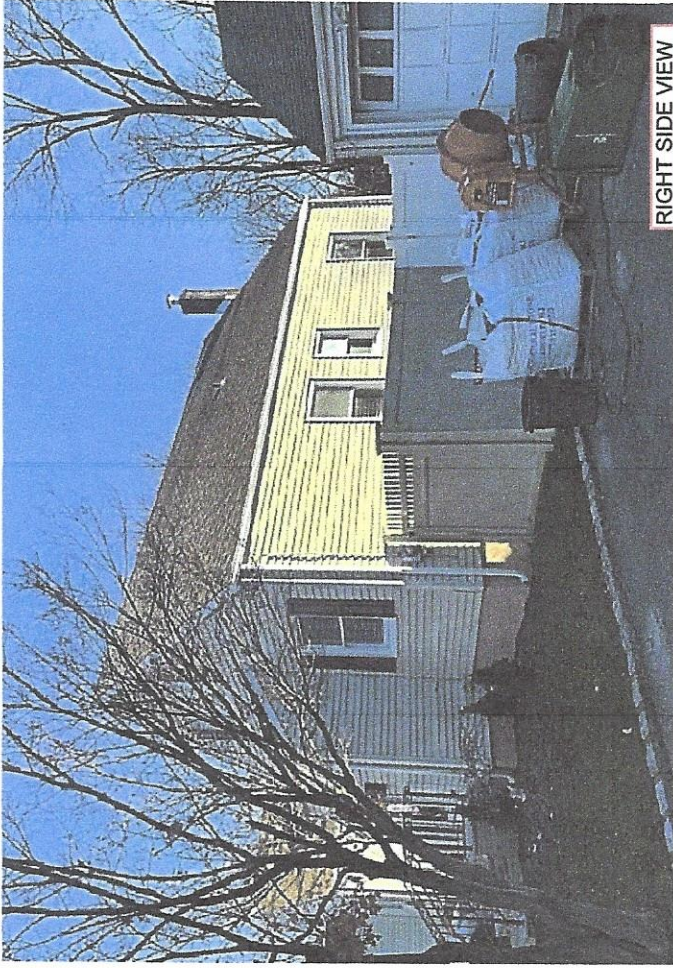


LEFT SIDE YARD

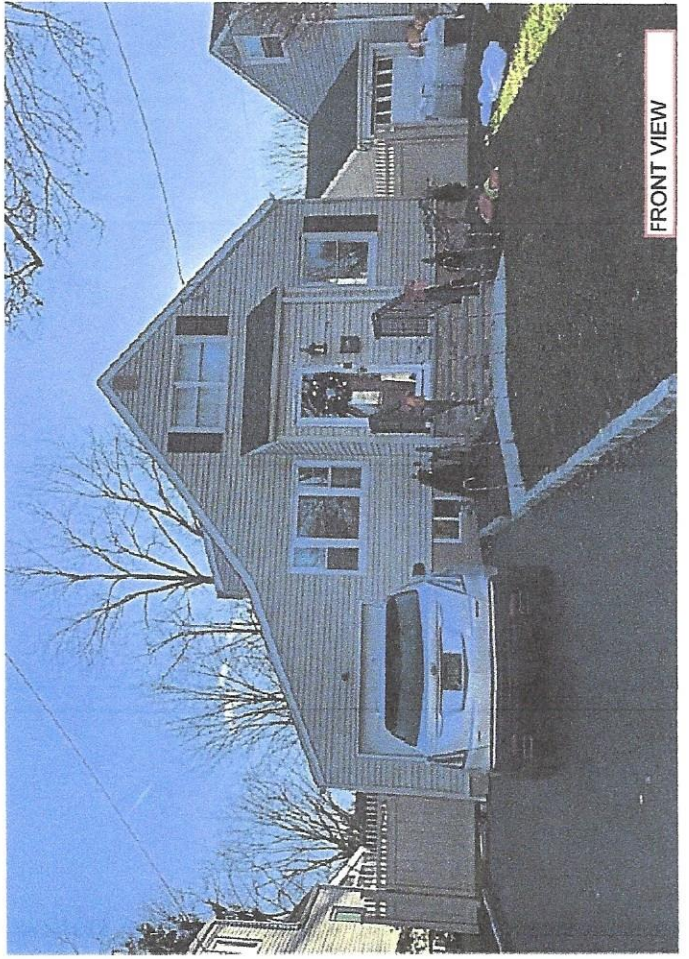
79 FRANKLIN STREET



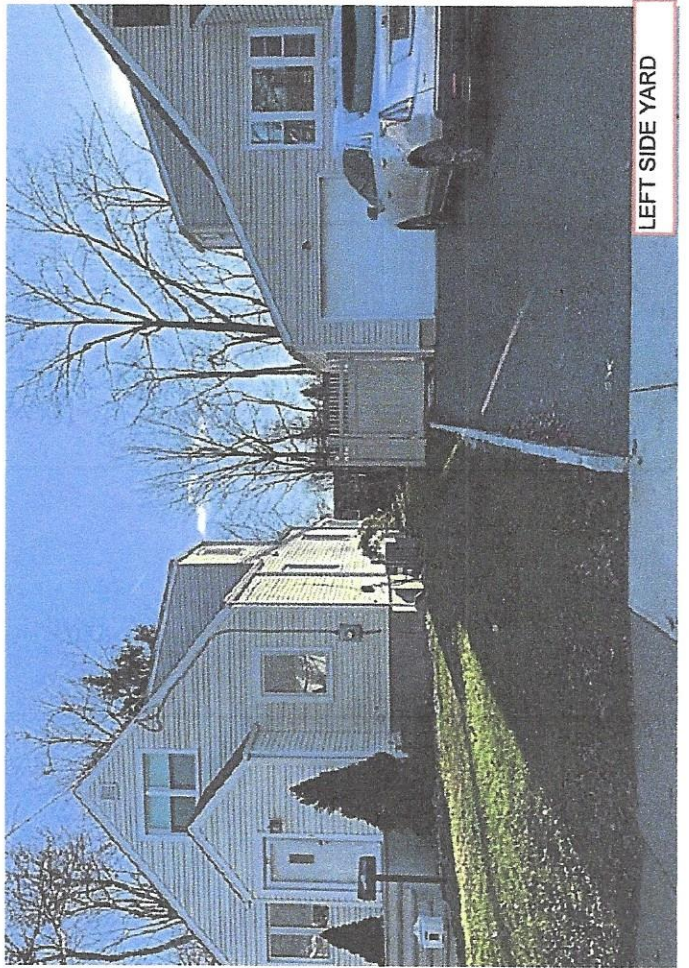
NEIGHBOR TO THE LEFT



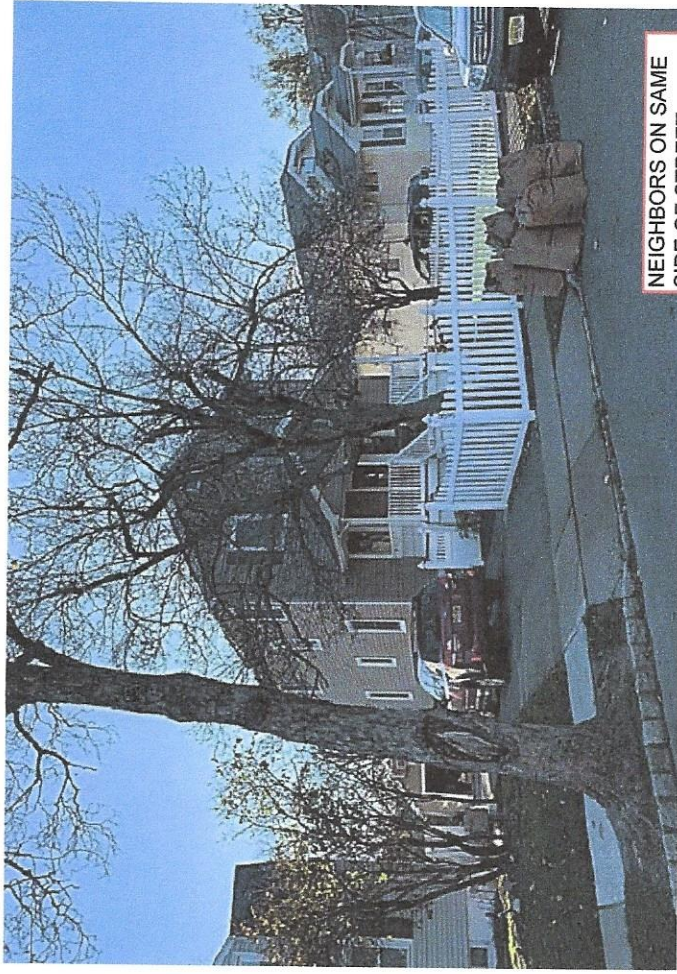
RIGHT SIDE VIEW



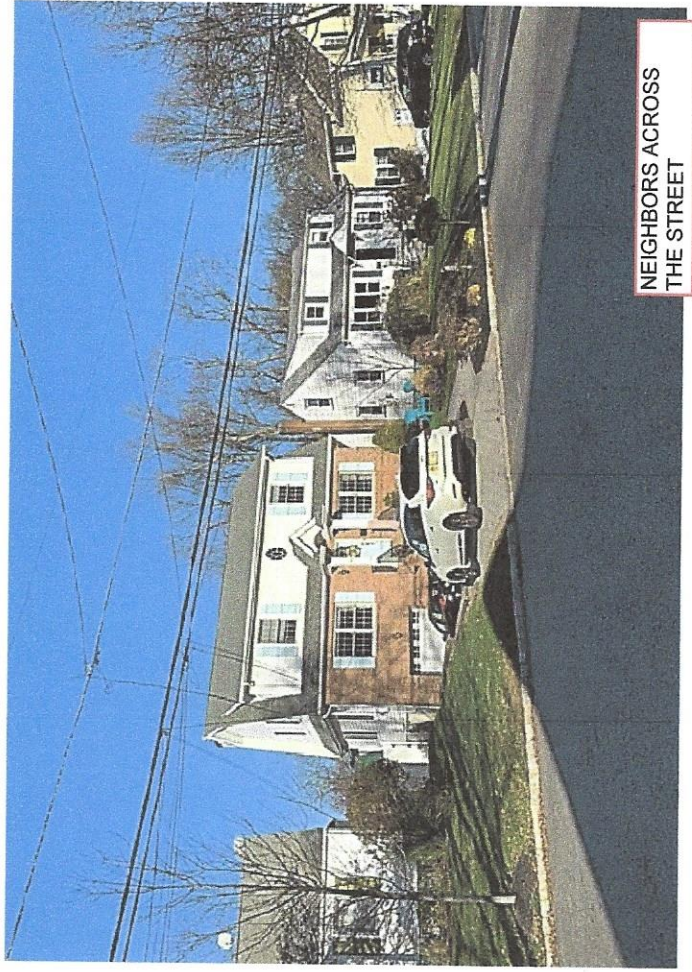
FRONT VIEW



LEFT SIDE YARD

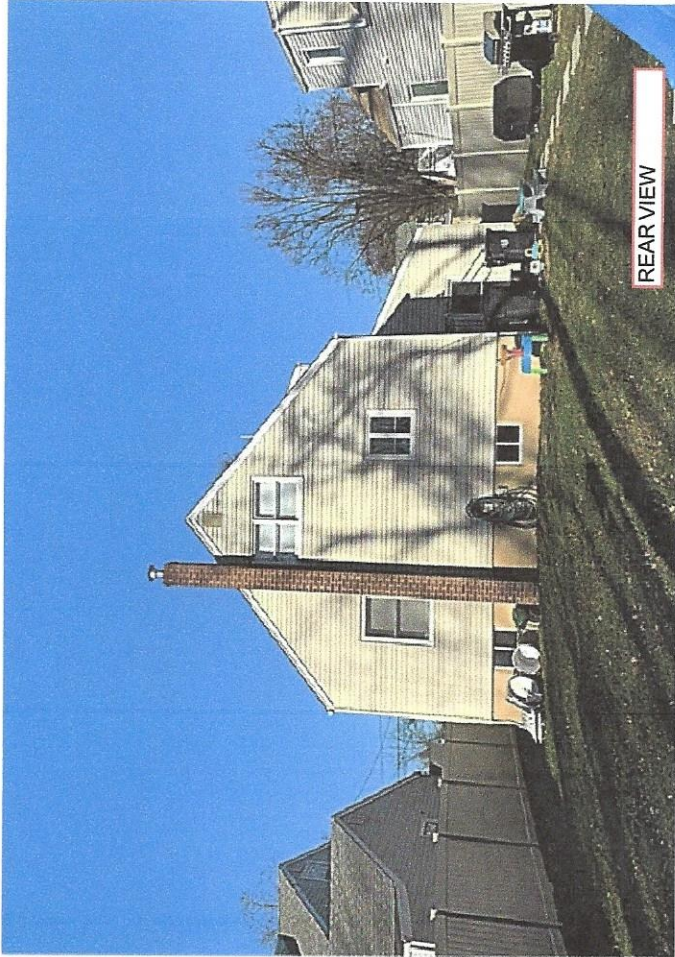


NEIGHBORS ON SAME
SIDE OF STREET

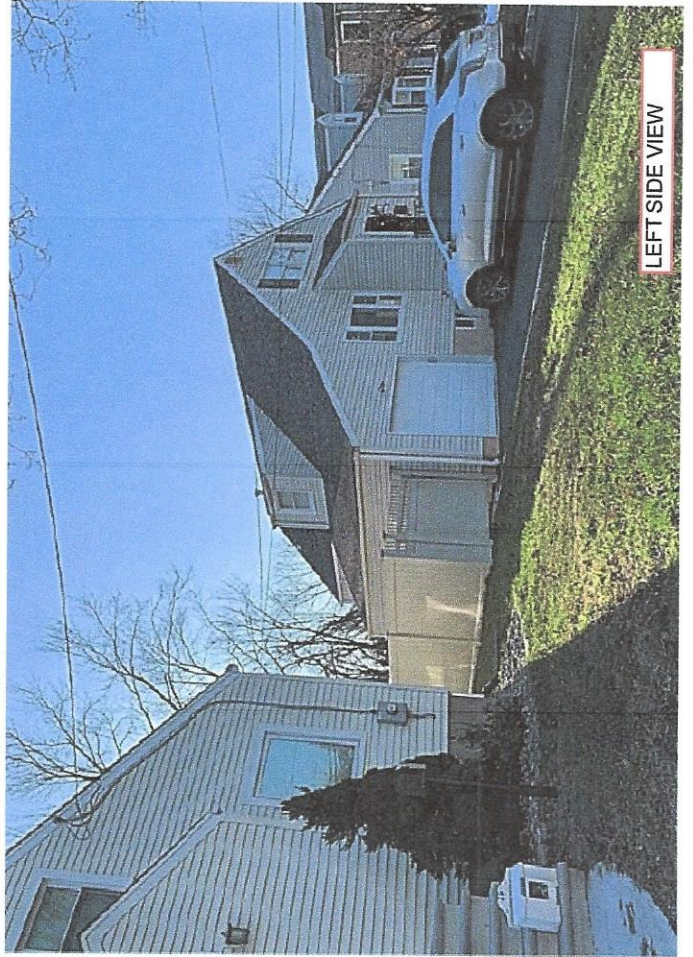


NEIGHBORS ACROSS
THE STREET

79 FRANKLIN STREET



REAR VIEW



LEFT SIDE VIEW