

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 06/16/2021 CASE # \_\_\_\_\_

PROPERTY ADDRESS 93 Lynwood Road

BLOCK 1403 LOT 40 ZONE R-50B

APPLICANT'S NAME Michael & Carla Guglielmi

PHONE # 973-857-1504 CELL PHONE # 973-768-6176

EMAIL mguglielmi3cg@gmail.com

PROPERTY OWNER'S NAME Michael & Carla Guglielmi

PROPERTY OWNER'S ADDRESS 93 Lynwood Road

PROPERTY OWNER'S PHONE # 973-857-1504 CELL # 973-768-6176

PROPERTY OWNER'S EMAIL mguglielmi3cg@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Same person

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a swimming pool, Cabana, and patio exceeding the maximum permitted improved lot coverage and are under the minimum set back requirements in a few areas.

CONTRARY TO THE FOLLOWING:

Section 150-17.4, B, 6 - (Cabana exceeds 150 sq ft), Section 150-17.4 D, 4 (Exceeds allowed lot coverage), Section 150-17.4 F, 1, 2 (Exceeds min. Side & Rear Setback for accessory structure), Section 150-17.4 F, 4 (exceeds max aggregate area covered by accessory structure), Section 150-7.5A (Exceeds min. rear yard setback for Pool), Section 150-7.5B (min side yard setback)

LOT SIZE: EXISTING 8410 SF PROPOSED N/A TOTAL 8410 SF for pool Egress

HIEGHT: EXISTING N/A PROPOSED N/A

PERCENTAGE OF BUILDING COVERAGE: EXISTING 16.8% PROPOSED 19%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 29.1% PROPOSED 42.2%

PRESENT USE Residential PROPOSED USE no change

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>26.4'</u>	<u>No Change</u>
REAR YARD	<u>30</u>	<u>63.7'</u>	<u>No Change</u>
SIDE YARD (1)	<u>8</u>	<u>7.2'</u>	<u>No Change</u>
SIDE YARD (2)	<u>18</u>	<u>19'</u>	<u>No Change</u>

DATE PROPERTY WAS ACQUIRED 4/21/2017

TYPE OF CONSTRUCTION PROPOSED:

Construction of a 14'x28' inground pool with mechanical pool equipment 12'x16' Cabana, patio, and retaining walls. This also includes installation of pool fencing and a self-latching gate.

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

N/A

AREA PER FLOOR (square feet): EXISTING

BASEMENT 1,175 ~~1100~~  
FIRST FLOOR 1,175 ~~1100~~  
SECOND FLOOR 1,175 ~~1100~~  
ATTIC 1,175 ~~1100~~

PROPOSED

No Change  
No Change  
No Change  
No Change

TOTAL

~~1400~~ 1,175  
~~1400~~ 1,175  
~~1400~~ 1,175  
~~1400~~ 1,175

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

None

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

The property was purchased with 29.1% lot coverage and a retaining wall <sup>running</sup> through center of yard. After many design concepts and multiple attempts to engineer this project. This design concept is the only way to make the <sup>impact on</sup> <sub>circumstances</sub> <sup>least</sup> <sub>good</sub> <sup>public</sup> <sub>good</sub> <sup>and</sup> <sub>without</sub> <sup>substantially</sup> <sub>impairing</sub> <sup>the</sup> <sub>intent</sub> <sup>and</sup> <sub>purpose</sub> <sup>of</sup> <sub>the</sub> <sup>Zone</sup> <sub>Plan</sub> <sup>and</sup> <sub>the</sub> <sup>Zoning</sup> <sub>Ordinance</sub>

The plan includes a seepage pit to prevent any adverse impact on adjacent neighbors and it will not be detrimental to the public good or the zoning 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 N/A Address N/A Phone # N/A  
Name \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_

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

Attorney: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ N/A \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Architect/Engineer: Name \_\_\_\_\_ Jeff Egarian \_\_\_\_\_  
Address \_\_\_\_\_ 271 U.S. Highway 46 West Ste. G-208 \_\_\_\_\_  
Phone # \_\_\_\_\_ 973-898-1401 \_\_\_\_\_ Fairfield, NJ  
Fax # \_\_\_\_\_ 862-702-3017 \_\_\_\_\_ 07004  
Email \_\_\_\_\_ jeffegarian@djegarian.com \_\_\_\_\_

Planner: Name \_\_\_\_\_  
Address \_\_\_\_\_ N/A \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_