

TOWNSHIP OF VERONA
RECEIVED BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 04/19/2021

CASE # 2021-15

PROPERTY ADDRESS 33 Birdseye Glen, Verona, NJ 07044

BLOCK 609 LOT 27 ZONE R-60

APPLICANT'S NAME Evan Scott

PHONE # 973-567-0149 CELL PHONE # _____

EMAIL evan@escottarchitects.com

PROPERTY OWNER'S NAME Corinne Driver

PROPERTY OWNER'S ADDRESS 33 Birdseye Glen, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973-857-7890 CELL # _____

PROPERTY OWNER'S EMAIL nannydriver@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Architect for Homeowner

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
Proposal is for a new rear addition and a new rear deck to replace existing. Rear addition is for a bedroom and bathroom to be on first floor with accessibility for a senior user. New deck will replace the old one and provide a vertical lift for wheelchair
CONTRARY TO THE FOLLOWING:

The rear addition will project into the side yard setback. The rear deck will also project into the side yard setback and total side yard setback required.

LOT SIZE: EXISTING 9,095 sf PROPOSED 0 sf TOTAL 9,095 sf

HIEGHT: EXISTING 30' PROPOSED 30'

PERCENTAGE OF BUILDING COVERAGE: EXISTING 1,475 sf PROPOSED 1,693 sf

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 3,108 sf PROPOSED 3,427 sf

PRESENT USE Res - Single Family PROPOSED USE Res - Single Family

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>31'-9"</u>	<u>31'-9"</u>
REAR YARD	<u>30'</u>	<u>48'-8"</u>	<u>46'-4"</u>
SIDE YARD (1)	<u>8'</u>	<u>8'-3"</u>	<u>5'-4"</u>
SIDE YARD (2)	<u>10'</u>	<u>7'-10"</u>	<u>7'-10"</u>

DATE PROPERTY WAS ACQUIRED 06/02/1999

TYPE OF CONSTRUCTION PROPOSED:

Wood stud framing, insulation and wood siding to match existing.

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>863 SF</u>	<u>0 SF</u>	<u>863 SF</u>
FIRST FLOOR	<u>1,427 SF</u>	<u>218 SF</u>	<u>1,645 SF</u>
SECOND FLOOR	<u>1,154 SF</u>	<u>0 SF</u>	<u>1,154 SF</u>
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

None known for this property

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

In order to fit an accessible restroom and bedroom on the first floor, the addition will need to project into the side yard space so it does not block up kitchen window or eat into the yard

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 will be a single story and will have a low roof as to not obstruct views.

The addition will project past the existing house line by 3' and maintains a distance away from the neighbors property.

History of any deed restrictions:

None known

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:

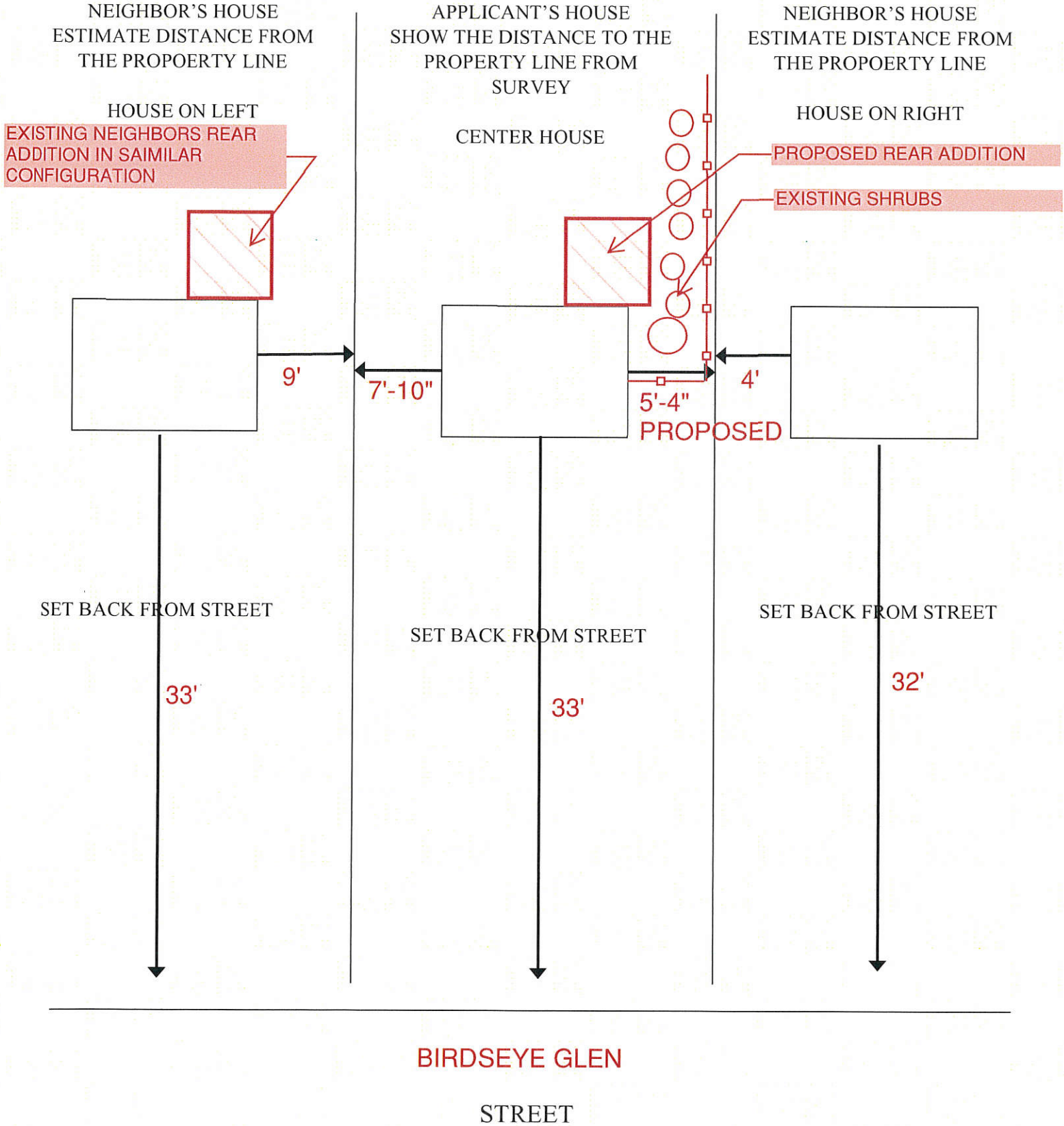
Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name EScott Architects, LLC
Address 28 Arlington Ave, Caldwell, NJ 07006
Phone # 973-552-8886
Fax # _____
Email evan@escottarchitects.com

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

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Corinne Driver OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 33 Birdseye Glen, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Corinne Driver 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 609 AND LOT 27 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Ruth Adelhock

Corinne F. Driver

NOTARY
Ruth Adelhock
My Commission Expires
1/19/2022

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Evan Scott 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 21 DAY OF April
2021.

Beck

E. Scott

NOTARY

APPLICANT

BRANDEN HEYWARD
Commission # 50129238
Notary Public, State of New Jersey
My Commission Expires
June 15, 2025

AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

Evan Scott IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

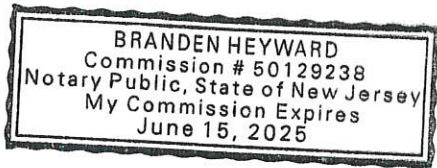
SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF April 2021.

[Signature]

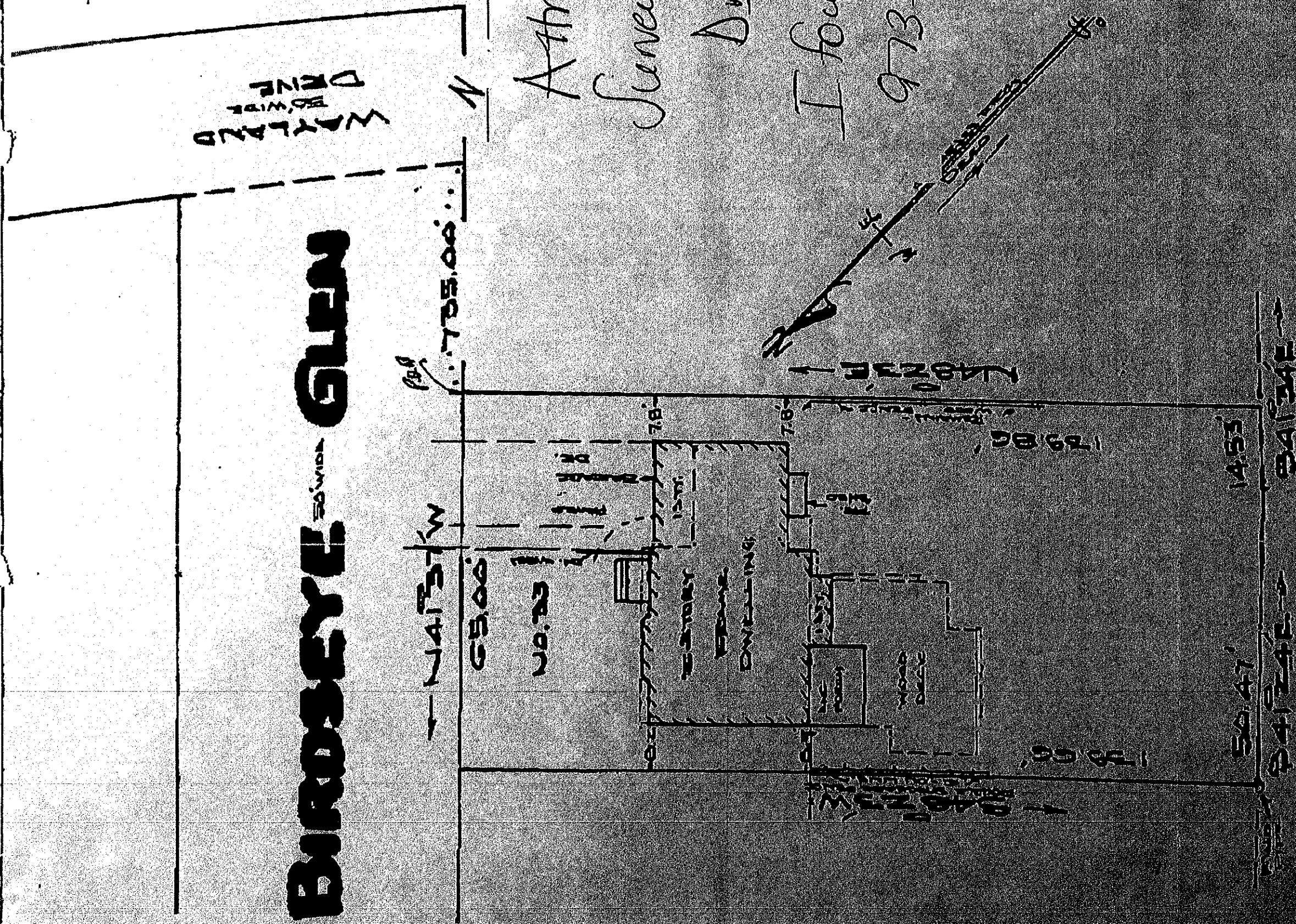
NOTARY

[Signature]

APPLICANT



BIRDSEYE ESQ GLEN

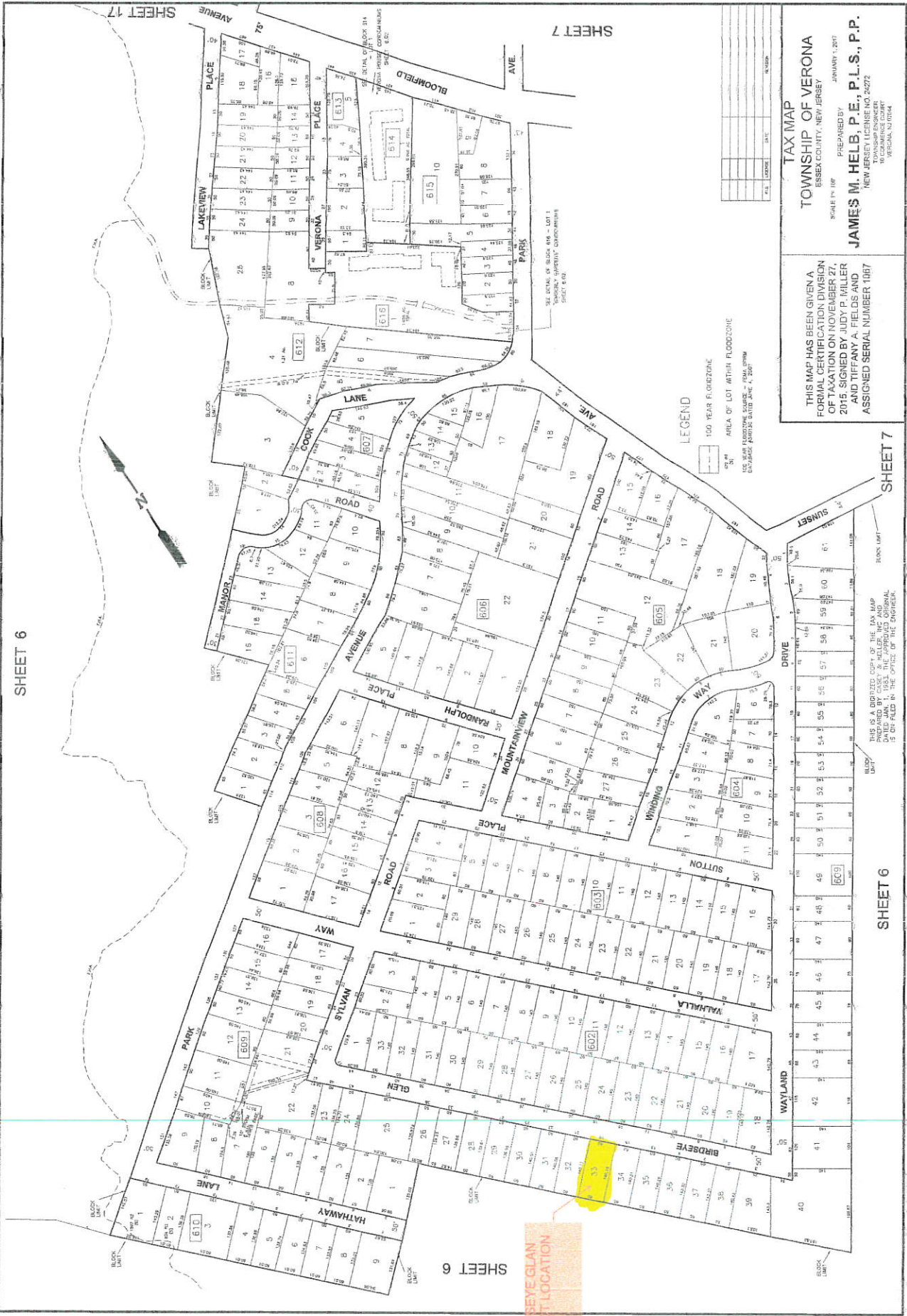


Attn: See An
Sweeney on
Driver
I found it
973-239-7

COURTESY OF: FAREO ASSOCIATES, PLUMMER, CARPENTER, PAINTER, ROOFER, SIDER, FLOORING, TILE, GLASS AND MIRROR	
REPAIR	FILE
PROPERTY	NO.
QUALITY	DATE
QUANTITY	UNIT
TOTAL	AMOUNT
DATE	BY

FAREO ASSOCIATES
PLUMBER, CARPENTER, PAINTER, ROOFER, SIDER, FLOORING, TILE, GLASS AND MIRROR
10000 SW 15th Ave, Suite 100, Miami, FL 33150
Tel: 305-251-1111
Fax: 305-251-1112
www.fareo.com

BY: *[Signature]*
DATE: *[Date]*



33 BIRDSEYE GLAN
PROJECT LOCATION

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
SCALE 1" = 100'
PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
TOWNSHIP ENGINEER
NEW JERSEY LICENSE NO. 26272
VERONA, N.J.

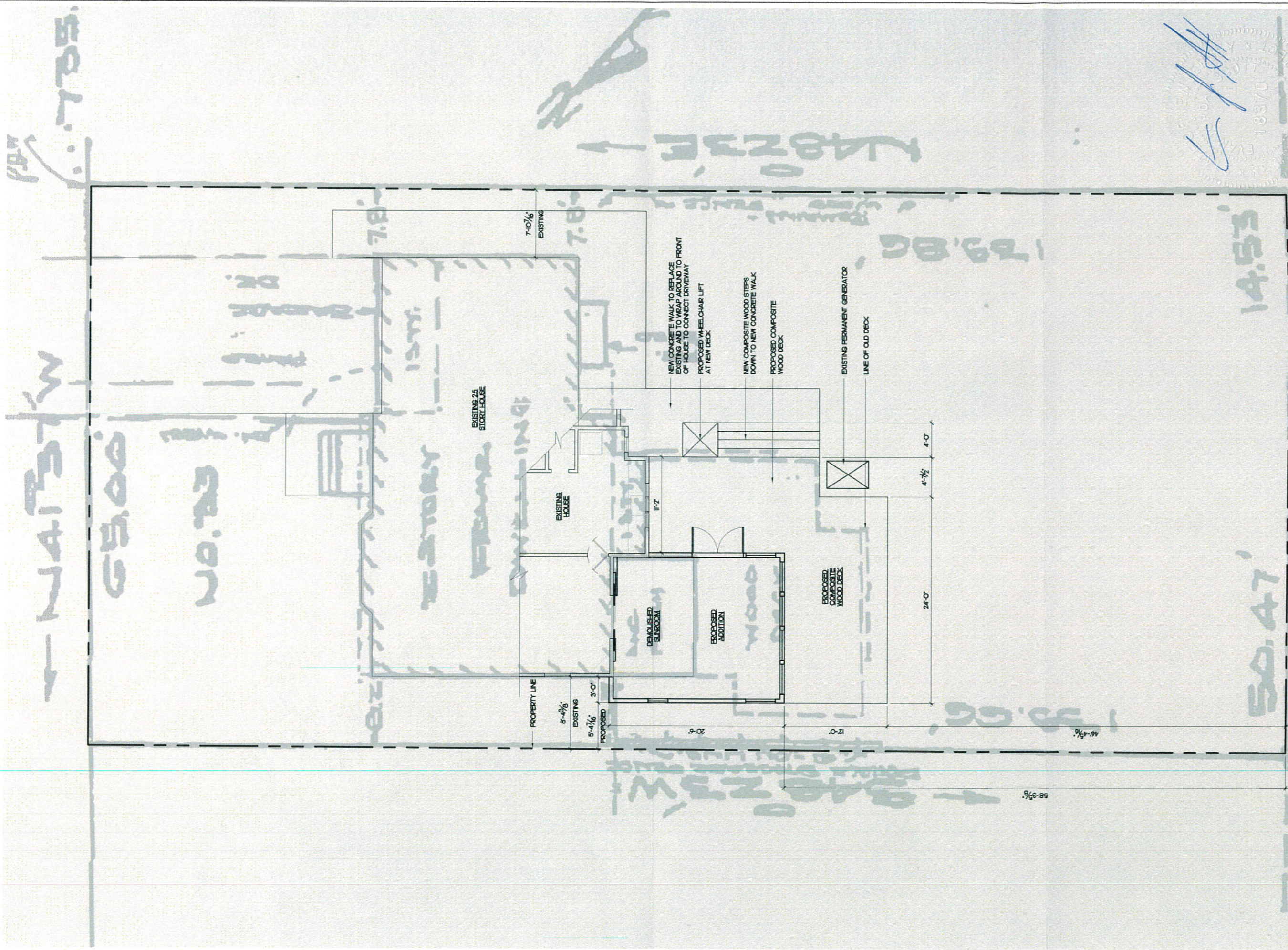
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION DIVISION
OF TAXATION ON NOVEMBER 27,
2015, SIGNED BY JUDY P. MILLER
AND TIFFANY A. FIELDS AND
ASSIGNED SERIAL NUMBER 1067

THIS IS A DISCREET COPY OF THE TAX MAP
AS APPROVED BY THE BOARD OF TAXATION
DATED JAN. 1, 1993. THE APPROVED ORIGINAL
IS ON FILE IN THE OFFICE OF THE ENGINEER.

PROPOSED SITE PLAN

SCALE: 3/32 = 1'-0"

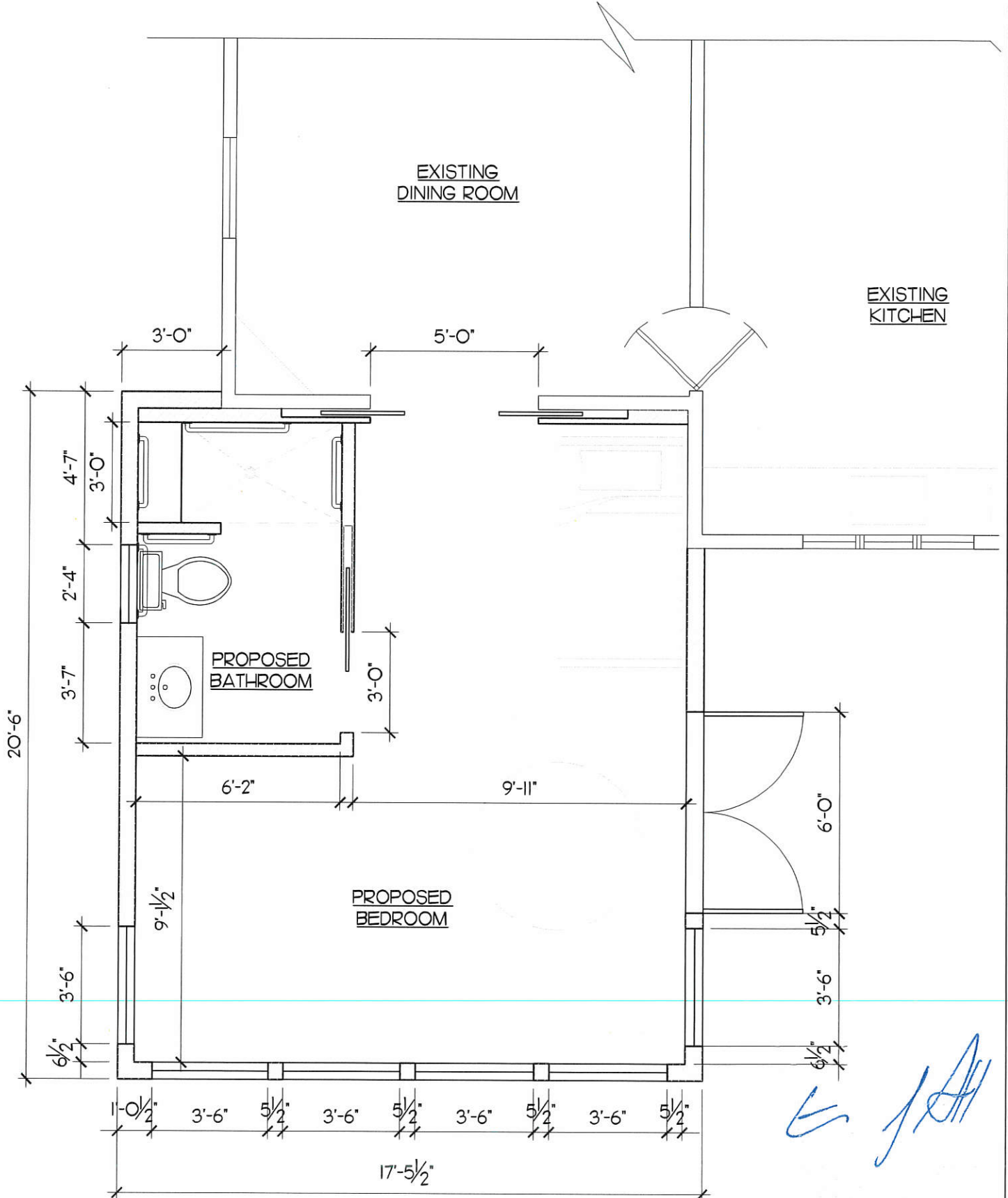
DRIVER RESIDENCE
33 BIRDSEYE GLEN
VERONA, NJ 07044



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRIVER RESIDENCE
33 BIRDSEYE GLEN
VERONA, NJ 07044



EA

FINAL

ESCOTT ARCHITECTS, LLC
973.567.0149

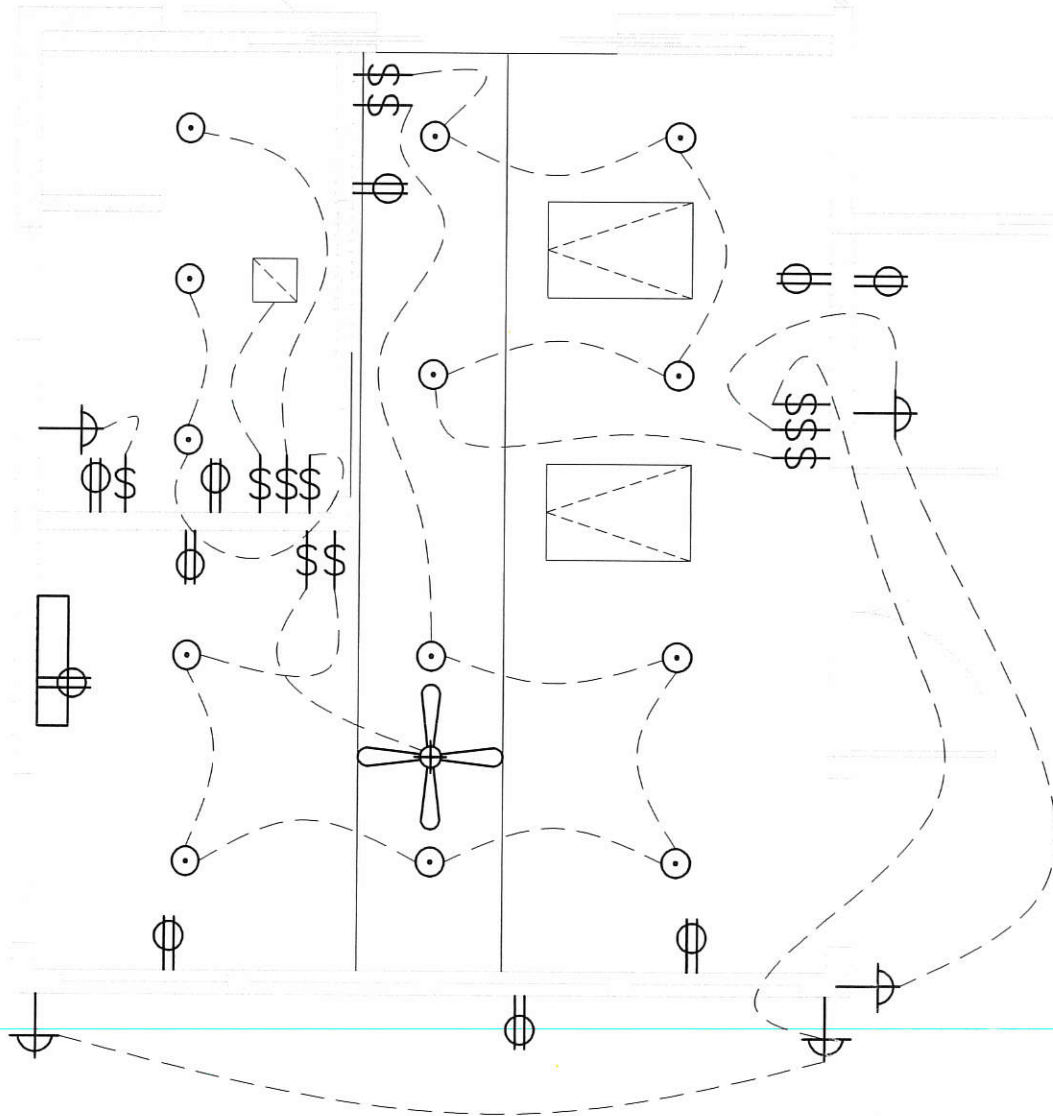
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRIVER RESIDENCE
33 BIRDSEYE GLEN
VERONA, NJ 07044

EXISTING
DINING ROOM

EXISTING
KITCHEN



REFLECTED CEILING PLAN

ESCOTT ARCHITECTS, LLC
973.567.0149

PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0"

DRIVER RESIDENCE
33 BIRDSEYE GLEN
VERONA, NJ 07044



SIDE EAST ELEVATION

ESCOTT ARCHITECTS, LLC
973.567.0149

PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0"

DRIVER RESIDENCE
33 BIRDSEYE GLEN
VERONA, NJ 07044



REAR SOUTH ELEVATION

ESCOTT ARCHITECTS, LLC
973.567.0149

PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0"

DRIVER RESIDENCE
33 BIRDSEYE GLEN
VERONA, NJ 07044



SIDE WEST ELEVATION

ESCOTT ARCHITECTS, LLC
973.567.0149

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. AEOLA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

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

April 9, 2021

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

Owner: Ms. Corrine Driver
Applicant: 33 Birdseye Glen
Verona, NJ 07044
Property: 33 Birdseye Glen
Lot 27 Block 609
Zone: R-60 (Medium Density)

This office is in receipt of the following documents and drawings which were submitted by the architect on behalf of the owner/applicant for consideration, review and comment.

Plans and Documents:

- Completed Zoning Permit Application Permit
- Property Survey, prepared by Farro Associates. Dated January 1998
- Architectural Plans prepared by EScott Architects, LLC.

Applicants Zoning Request:

- The applicant is seeking zoning approval to demolish the existing frame deck and sun room and to construct a new 20'-6" x 17'-5" addition to the rear of the dwelling. The applicant is also seeking to construct a new 12' x 24' composite deck, along with a mechanical wheel chair lift.

Existing Property:

- The property commonly known as 33 Birdseye Glen and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 27 in Block 609, is situate in the Townships "R-60" Medium Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

Zoning Site Data:

Zone R-60 §150-17.3	Bulk Schedule			Compliance		Variance Required
	Required	Existing	Proposed	Existing	Proposed	
Lot Size (Sq.Ft.)	7,200	9,095	9,095	Yes	Yes	No
Lot Width (Ft.)	60	65.00	65.00	Yes	Yes	No
Front Yard Setback (Ft.)	30	31.75	31.75	Yes	Yes	No
Side Yard Setback One (Ft.)	8	8.25	5.33	Yes	No	Yes
Side Yard Setback Both (Ft.)	18	16.083	13.083	No	No	Yes
Side Yard Setback Both (Ft.) % of Lot Width	25	24.70	21.10	No	No	Yes
Rear Yard Setback (Ft.)	30	48.70	46.37	Yes	Yes	No
Building Height (Story/Ft.)	2.5/30	2.5 Story/Ht. 30 ft.	1.5 Story/16	Yes	Yes	No
Lot Coverage (% Building)	25	22.7	24.7	Yes	Yes	No
Improved Lot Coverage (% All)	40	34.2	37.7	Yes	Yes	No
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

Zoning Decision:

Based upon review of the application(s), plan(s) and area, yard and bulk requirements per §150-17.3 as shown above, this office has **DENIED** the request for zoning as requested by the applicant because of the following reasons:

§150-17.3 (D) (2) VARIANCE REQUIRED (40:55-70 C)

Exceeds minimum side yard setback (one) 8 feet required, 5.33 feet proposed

§150-17.3 (D) (4) VARIANCE REQUIRED (40:55-70 C)

Exceeds minimum side yard setback (both) 18 feet required, 13.083 feet proposed.

§150-17.3 (E) (6) VARIANCE REQUIRED (40:55-70 C)

Exceeds minimum side yard setback % of lot width 25% required, 21.10 % proposed.

As well as;

- 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

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.





