

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 3/29/21

CASE # 2021-12

PROPERTY ADDRESS 91 Forest Ave, Verona, NJ 07044

BLOCK 2107 LOT 1 ZONE R-50

APPLICANT'S NAME Lucas C. Buzzard

PHONE # 202-215-5526 CELL PHONE # 202-215-5526

EMAIL lucasbuzzard@gmail.com

PROPERTY OWNER'S NAME Lucas Buzzard & Mia Buzzard

PROPERTY OWNER'S ADDRESS 91 Forest Ave, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 202-215-5526 CELL # 202-215-5526

PROPERTY OWNER'S EMAIL lucasbuzzard@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Applicant is owner

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
Install a 4-foot high fence six inches offset from the front yard property line along Howard Street.

CONTRARY TO THE FOLLOWING:
Section 150-7.3 B - Fencing shall not exceed 6 feet in any yard up to the front facade of the principal structure, where said fencing shall not exceed 3 feet.
Section 150-7.3 I - No fencing shall be installed within 10 feet of a front lot line.

LOT SIZE:	EXISTING _____	PROPOSED _____	TOTAL _____
HIEGHT:	EXISTING _____	PROPOSED _____	
PERCENTAGE OF BUILDING COVERAGE:	EXISTING _____	PROPOSED _____	
PERCENTAGE OF IMPROVED LOT COVERAGE:	EXISTING _____	PROPOSED _____	
PRESENT USE _____	PROPOSED USE _____		
SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED May 2, 2016

TYPE OF CONSTRUCTION PROPOSED:

Install a 4-foot high fence six inches offset from the front yard property line.

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

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

NUMBER OF DWELLING UNITS: EXISTING _____ PROPOSED _____

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

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?
We need to install the fence for the safety of our small children.

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 proposed fence will not be installed near any corner of the property and thus will not interfere with any sight lines for drivers.

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 # _____

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

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

Architect/Engineer: Name _____
 Address _____
2 Phone # _____
 Fax # _____
 Email _____

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

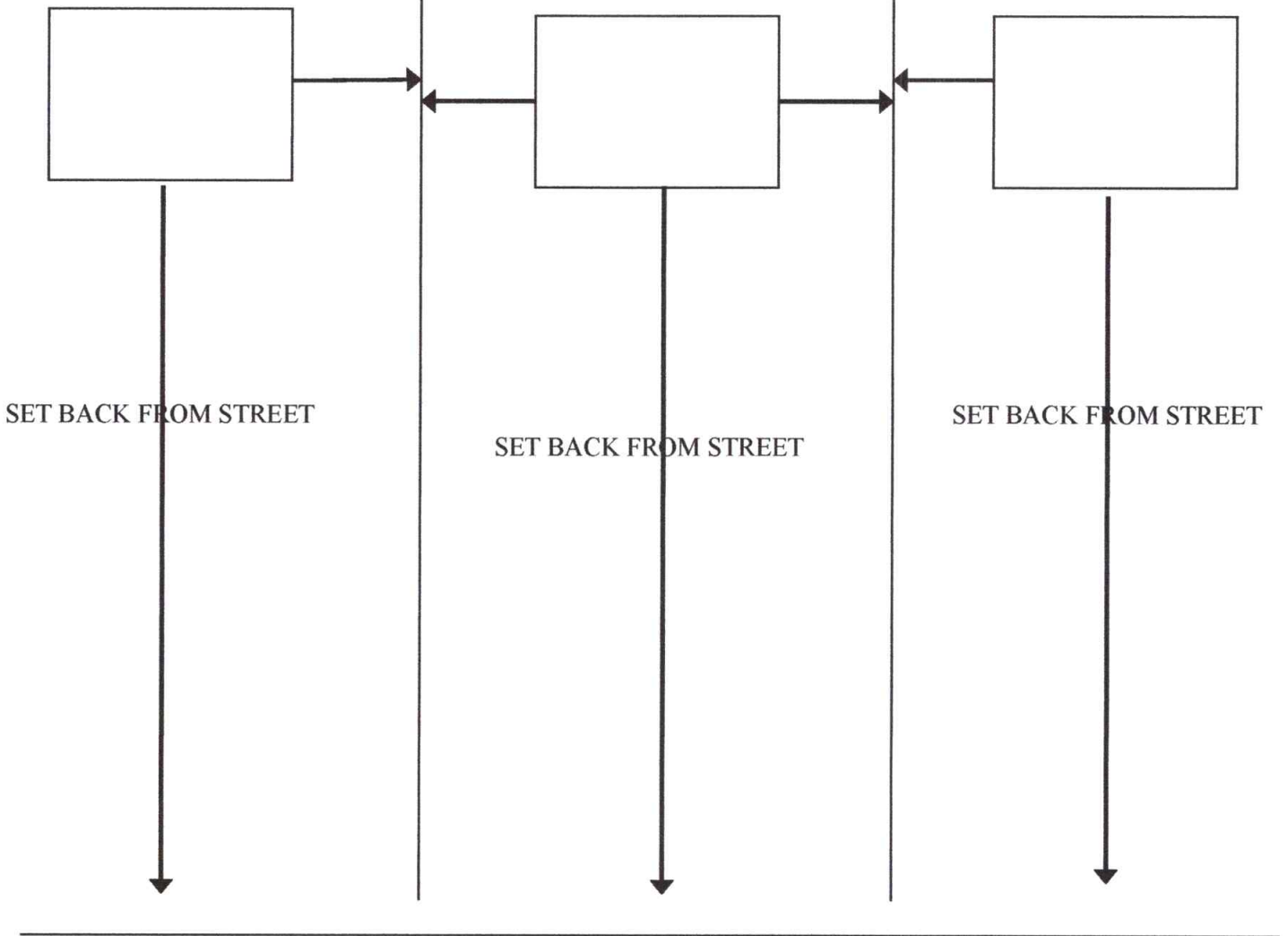
HOUSE ON LEFT

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

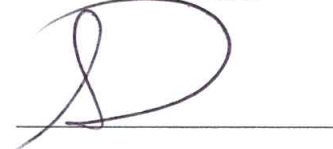


STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Lucas Buzzard OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 91 Forest Ave, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
Lucas Buzzard & Mia Buzzard 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 2107 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



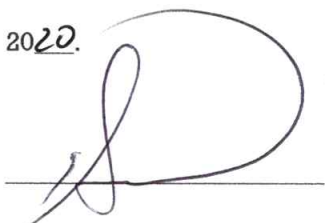
NOTARY
SUKRAN OZKAN
Notary Public, State of New Jersey
My Commission Expires
May 22, 2023

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Lucas Buzzard 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 17 DAY OF October
2020.



NOTARY

APPLICANT

SUKRAN OZKAN
Notary Public, State of New Jersey
My Commission Expires
May 22, 2023

References:

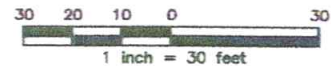
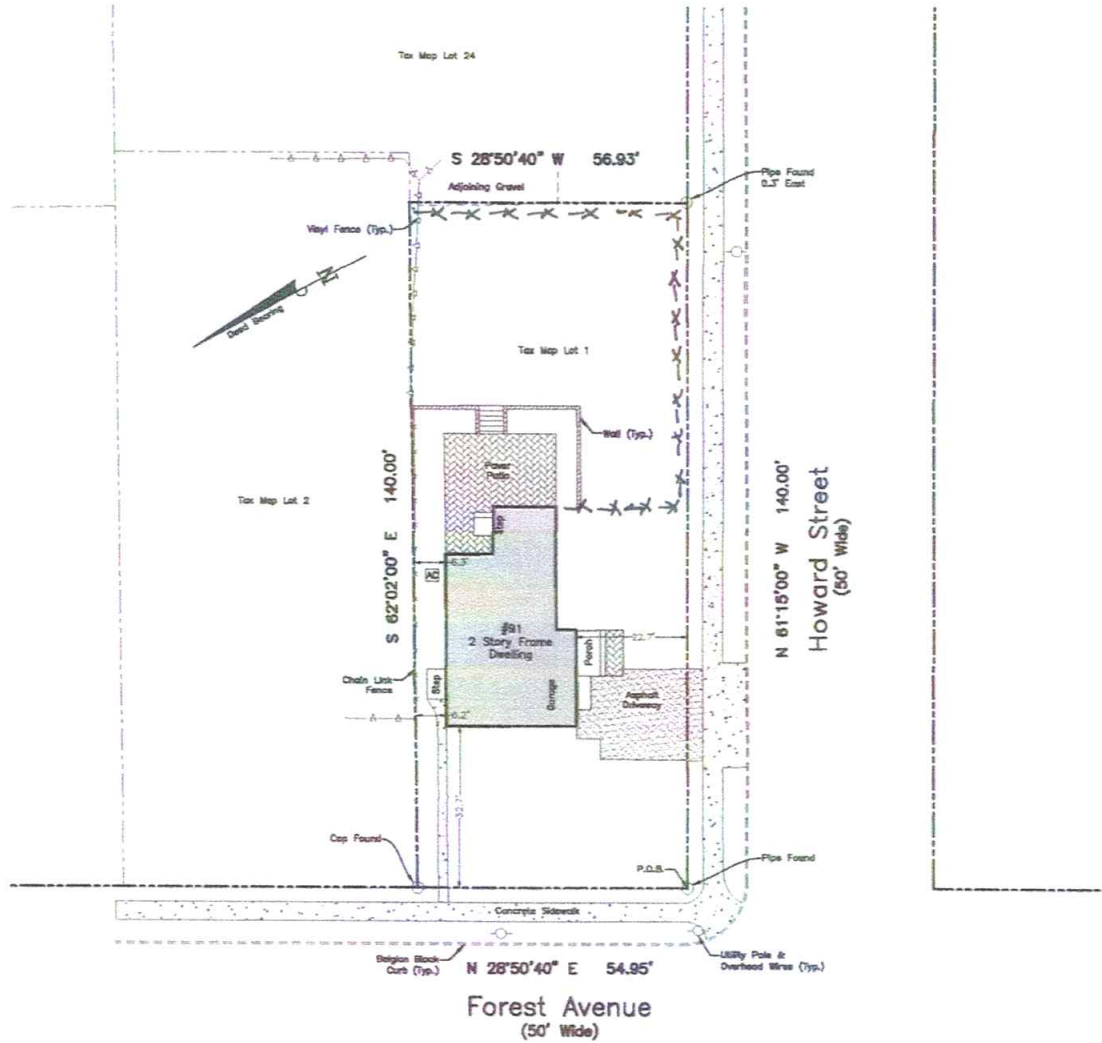
- 1. KNOWN AND DESIGNATED as Lot 1 Block 2107 as shown on the current Tax Assessment Map, Township of Verona, Essex County, New Jersey.
- 2. Deed : Instrument No. 2016045181

Notes:

- 1. This survey is for title purpose only.
- 2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
- 3. Property subject to easements and restrictions of record and findings of a current title report.
- 4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.



-x -x = Proposed fence line
(6 inches offset from property line)



This Survey is certified to:
Lucas Buzzard



66 Hunting Drive, Dumont, NJ 07628
Phone: (201) 403-5801
Fax: (201) 244-6163
www.schmidtsurveying.weebly.com

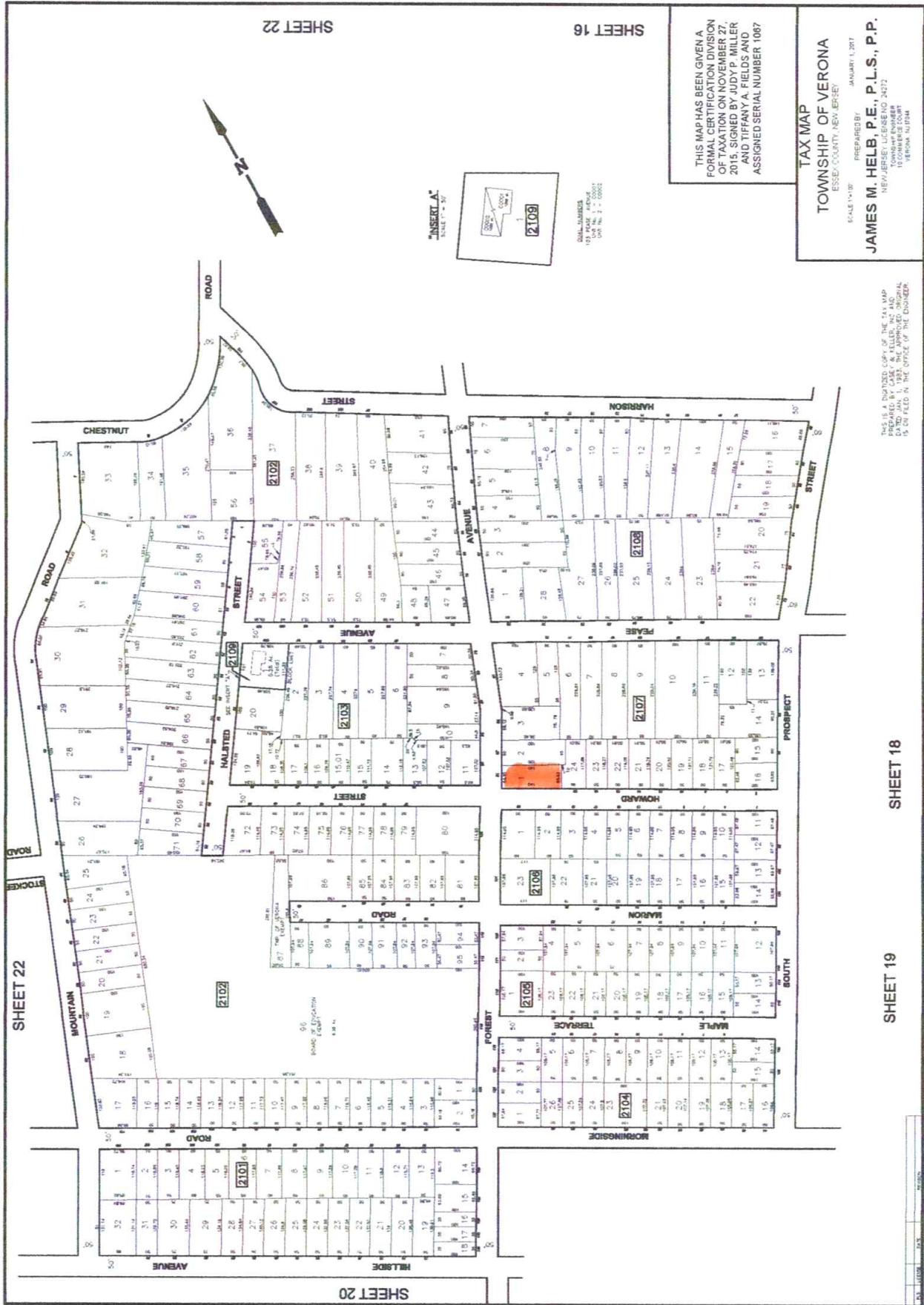
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

Survey of Property
Tax Lot 1 - Block 2107
91 Forest Avenue
Township of Verona
Essex County, New Jersey

Drawn:	Checked:	Date:	Scale:
JT	AS	6-3-20	1" = 30'



MAYOR
JACK McEVOY
DEPUTY MAYOR
ALEX ROMAN
COUNCIL MEMBERS
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
(973) 239-3220
WWW.VERONANJ.ORG

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

Date: June 19, 2020

Township of Verona Zoning Dept.
Re: Zoning Letter of Denial
Applicant: Lucas and Mia Buzzard
91 Forest Avenue
Verona, NJ 07044
Property: 91 Forest Avenue
Lot 1 Block 2107
Zone: R-50 Zone (High Density)

This office is in receipt of and has reviewed the zoning permit application and a copy of the "survey of property" tax lot 1 block 2107, 91 Forest Avenue prepared by Schmidt Surveying, undated.

Based upon our initial review the applicant is seeking to install;

- 4 foot high vinyl coated chain link fence within the front yard area.
- Same said fence is requested to be 6 inches offset from the front yard property line.

With that we offer the following:

The property commonly known as 91 Forest Avenue and also being shown on the Official Tax Maps of the Township of Verona official Tax Maps as Tax Lot 1 in Block 2107, is situate in the Townships "R-50" High Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

List of Variances required prior to approval.

1. Fencing shall not exceed six feet in any yard up to the front façade of the principal structure where said fencing shall not exceed three (3) feet. (Four (4) feet requested) **§150-7.3 B**
2. No fencing shall be installed within 10 feet of a front lot line. (6" requested) **§150-7.3 I**
 - a.) Address additional variances and comments as per the Construction Official/Code Enforcement Officer.
 - b.) Address additional variances and comments as per the Township Engineer.
 - c.) Address additional variances as may be deemed necessary by the Board of Adjustment

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo – Zoning Officer

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.