

# CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor  
Tenafly, NJ 07670  
MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)  
N.J., N.Y., & D.C. Bars 201 266 8301 (f)  
Capizzilaw.com

-----  
New York Office:  
1 Blue Hill Plaza  
Lobby Level, Suite 1509  
Pearl River, NY 10965  
Reply to New Jersey Office

April 27, 2022

## **Initial Submittal for Completeness Review**

### **Via Overnight Mail**

Ashley Neale – Secretary  
Verona Zoning Board of Adjustment  
600 Bloomfield Avenue  
Verona, NJ 07044

Re: Idrovo – Verona ZBA (the “Applicant”)  
54 Durrell Street; Block: 1306, Lot 13.01 (the “Property”)

Dear Ms. Neale:

Please be advised this office represents the above Applicant in connection with their variance application before the Verona Zoning Board of Adjustment seeking variance relief relative to the construction of an in-ground pool, patio, and other associated improvements. To that end, enclosed please find the following:

1. Township of Verona Board of Adjustment Application with Denial Letter dated November 23, 2021 and revised April 27, 2022 attached thereto (17 copies);
2. Photo Exhibit (17 copies);
3. Tax Map (17 copies);
4. As-Built Survey prepared by GC Stewart Associates Inc., dated May 7, 2018 (17 copies);
5. Pool Location & Grading Plan prepared by DJ Egarian & Associates Inc., dated September 21, 2021 consisting of one (1) sheet (17 copies);
6. Proposed Floor Plan & Exterior Elevations prepared by Theodora Boyadjis Designs, LLC dated March 14, 2022 consisting of one (1) sheet (17 copies);  
and

Ashley Neale – Secretary

April 25, 2022

Page 2 of 2

7. Applicant's W9 and Checks

- Check #1356 in the amount of \$150.00 (Application Fee)
- Check #1357 in the amount of \$500.00 (Escrow Fee).

Kindly advise when this matter has been deemed complete and assigned a hearing date before the Verona Zoning Board of Adjustment.

Thank you.

Very truly yours,

*Gloria Duby*

Gloria Duby, Paralegal

MGC/gd  
Enclosures

## **INSTRUCTIONS FOR A VARIANCE APPLICATION**

**Application must be submitted with payment no later than one month prior to meeting to be put on the agenda (see list of application & meeting dates and list of fees)**

**THE BOARD REQUIRES (1) ORIGINAL APPLICATION PACKET WITH RAISED SEALS AND 16 COPIES OF THE PACKET TO INCLUDE THE FOLLOWING:**

- 1. BASIC APPLICATION**
  - 2. SURVEY**
  - 3. TAX MAP WITH PROPERTY HIGHLIGHTED**
  - 4. PLANS-FOLDED**
  - 5. LETTER OF DENIAL**
- 

**THE AFFIDAVIT OF OWNERSHIP MUST BE NOTARIZED**

**TWO SETS OF COLOR PHOTOS TO REFLECT THE FRONT, SIDE AND REAR OF PROPERTY ARE REQUIRED OR ONE SET AND COPIES IN EACH PACKET**

**ALL CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY**

**ALL "D" or USE VARIANCE APPLICANTS MUST HAVE A COURT REPORTER & PROFESSIONAL PLANNER**

**AFTER APPLICATION IS IN AND PAID - THE COLLECTOR WILL PREPARE A LIST OF PROPERTY OWNERS WITHIN 200 FEET TO BE NOTIFIED AND INSTRUCTIONS FOR SERVING NOTICE TO NEIGHBORS AND LEGAL NOTICE TO THE PAPER WILL BE GIVEN BY THE BOARD SECRETARY TO APPLICANT**

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 04/28/2022 CASE # 2022-06

PROPERTY ADDRESS 54 Durrell Street, Verona NJ

BLOCK 1306 LOT 13.01 ZONE A-3

APPLICANT'S NAME Mark Idrovo c/o Matthew G. Capizzi, Esq.

PHONE # 201-266-8300 CELL PHONE # \_\_\_\_\_

EMAIL matthew@capizzilaw.com

PROPERTY OWNER'S NAME Same as Applicant

PROPERTY OWNER'S ADDRESS Same as Applicant

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

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

RELATIONSHIP OF APPLICANT TO OWNER The Applicant is the Owner

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:  
The Applicant is seeking to construct an in-ground pool, patio, covered patio, and other  
associated at the Property.

CONTRARY TO THE FOLLOWING:  
Maximum Improved Lot Coverage: (35% Maximum Allowed v. 44.2% Proposed)

LOT SIZE: EXISTING 18,015 Sq. Ft. PROPOSED \_\_\_\_\_ TOTAL No change

HIEGHT: EXISTING No change PROPOSED \_\_\_\_\_

PERCENTAGE OF BUILDING COVERAGE: EXISTING 12.9% PROPOSED 15.6%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 19.8% PROPOSED 44.2%

PRESENT USE Single-family residence PROPOSED USE Same as Present Use

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

**See attached Site Plan**

DATE PROPERTY WAS ACQUIRED 6/27/2018

TYPE OF CONSTRUCTION PROPOSED:

The Applicant is seeking to construct an in-ground pool, at grade patio, pavilion and other associated improvements at the Property.

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

AREA PER FLOOR (square feet):		EXISTING	PROPOSED	TOTAL
N/A	BASEMENT			
	FIRST FLOOR			
	SECOND FLOOR			
	ATTIC			

NUMBER OF DWELLING UNITS: EXISTING N/A PROPOSED N/A

NUMBER OF PARKING SPACES: EXISTING N/A PROPOSED N/A

History of any previous appeals to the Board of Adjustments and the Planning Board  
N/A

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

The Property is in the A-3 (Residential Townhouse) Zone and is developed with a stand alone single family dwelling. The granting of the variance will further zoning purpose (g) - to provide sufficient space for a variety of residential uses. The granting of the variance will also allow for the construction of a pool and patio, both of which are permitted accessory uses/structures in the A-3 Zone.

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 and patio are both at grade and therefore will not have a visual impact on neighboring properties. The pavilion is open on three sides and has a low roof height. This structure will also not have a substantial negative impact on neighboring properties. Lastly, we are provided on site detention to capture the increased runoff from the additional impervious area therefore avoiding any drainage impact upon neighboring properties.

History of any deed restrictions:  
Existing 10' Wide Sanitary Sewer Easement

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. N/A

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 Matthew G. Capizzi, Esq.  
Address 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670  
Phone # 201-266-8300  
Fax # 201-266-8301  
Email matthew@capizzilaw.com

Architect/Engineer: Name Jeff Egarian, P.E. of DJ Egarian & Associates Inc.  
Address 271 Route 46, Suite G208, Fairfield NJ 07004  
Phone # 973-898-1401  
Fax # 862-702-3017  
Email jeffegarian@djegarian.com

Planner: Name N/A  
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

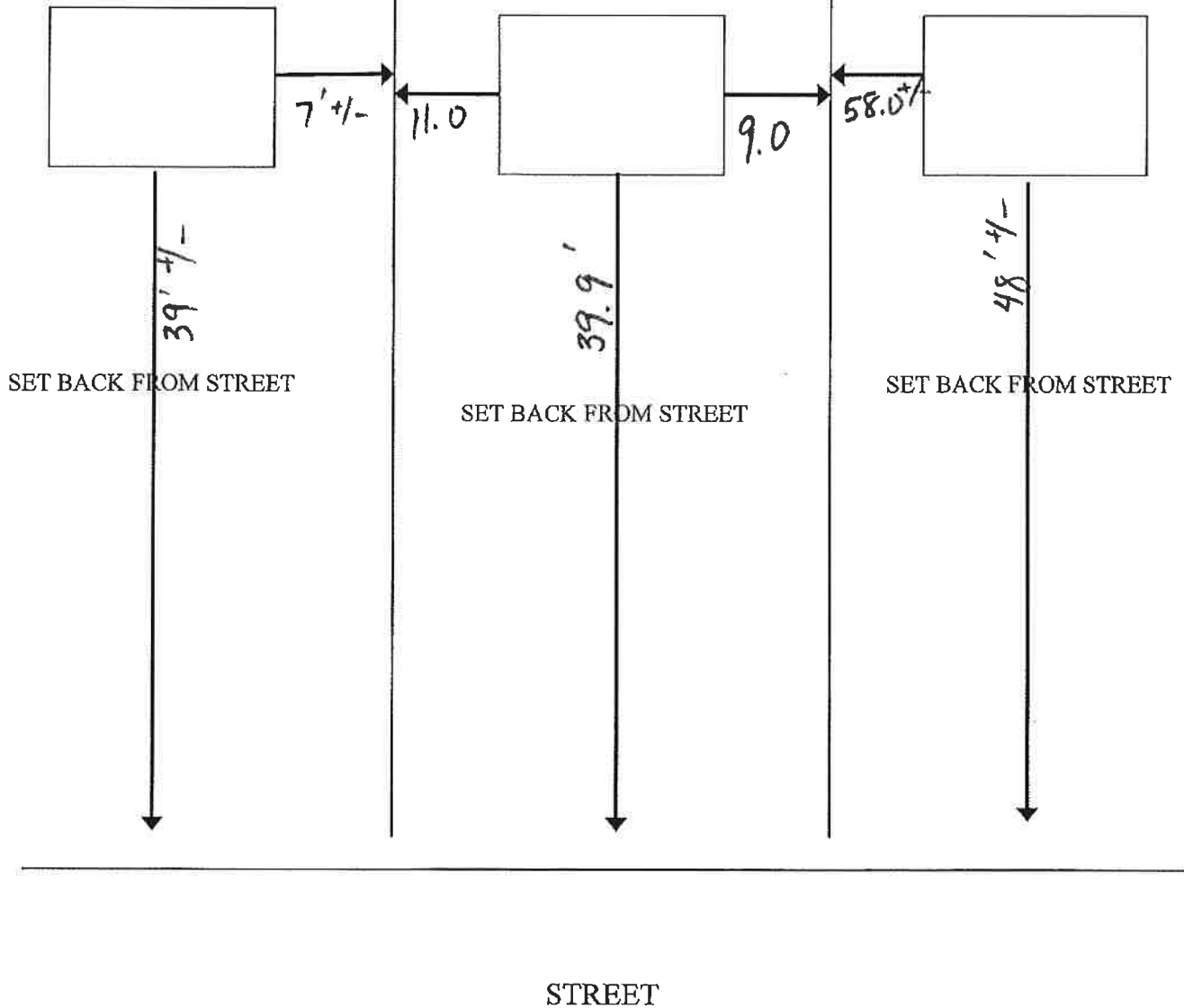
HOUSE ON LEFT

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

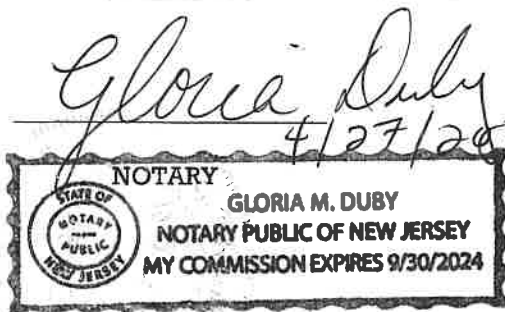
STATE OF NEW JERSEY  
COUNTY OF ESSEX

Mark Idrovo

\_\_\_\_\_ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 54 Durrell Street, IN THE CITY OF  
Verona \_\_\_\_\_ IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT

Mark Idrovo

\_\_\_\_\_ 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 1306 AND LOT 13.01 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



*W. Idrovo*  
OWNER

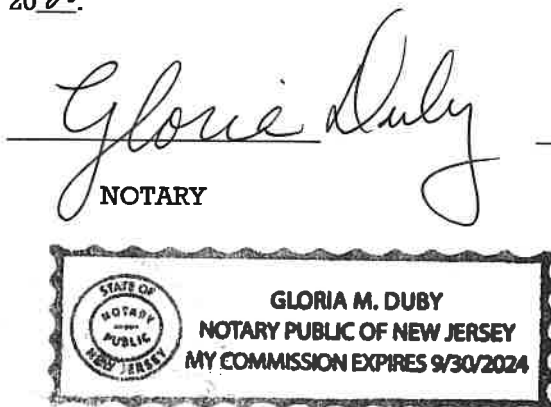
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Mark Idrovo

\_\_\_\_\_ 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 27th DAY OF April

2022



*W. Idrovo*  
APPLICANT



## AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

Matthew G. Capizzi, Esq. IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

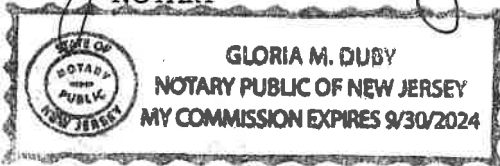
SWORN AND SUBSCRIBED BEFORE ME THIS 27<sup>th</sup> DAY OF April 2022

Gloria Duby

NOTARY

M. Capizzi

APPLICANT



MAYOR  
ALEX ROMAN  
DEPUTY MAYOR  
CHRISTINE McGRATH  
COUNCILMEMBERS  
JACK McEVOY  
CYNTHIA L. M. HOLLAND  
CHRISTOPHER H. TAMBURRO

**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

November 23, 2021  
REVISED April 27, 2022  
(Removed Variance §150-17.10 B (8))

Township of Verona  
Engineering & Zoning Dept.  
10 Commerce Court  
Verona, NJ 07044

**RE: Zoning Letter of Denial**  
In-Ground Pool, Pavilion, Patio, Fire Pit  
Hot Tub/Spa and Paver Patio

**Owner/Applicant:** Mr. Mark Idrovo  
54 Durrell Street  
Verona, NJ 07044  
**Property:** 54 Durrell Street  
Lot 13.01 Block 1306  
**Zone:** A-3 (Townhouse)

**Zoning Request:**

The applicant is seeking zoning/engineering approval to construct a new in-ground swimming pool and pool patio, spa-hot tub and related mechanical equipment, pavilion, shed and stone/gravel walkways.

**Documents Submitted:**

This office is in receipt of the following applications, drawings, reports, specifications which were submitted by the owner/applicant for review and consideration.

- Township of Verona Zoning Permit Application
- Zoning Bulk Schedule and Impervious Coverage Calculations
- Pool Location & Grading Plan prepared by DJ Egarian & Associates Inc. Plan dated 09/21/21
- Soil Erosion & Sediment Control Plan prepared by DJ Egarian & Associates Inc. Plan dated 09/21/21

**Existing Conditions:**

The property is an open lot with no mature trees, the site gently slopes from left to right roughly 3.5%. A majority of the site is lawn and considered pervious. The existing lot coverage (Buildings) is 12.9% where 20% is the maximum permitted. The existing improved lot coverage (All) is 19.8% where 35% is the maximum permitted. As of the date of this zoning report the property had no known open or pending zoning violations.

**Zoning Analysis: A-3 §150-17.10 (Proposed Conditions)**

**Code:**

B. Permitted accessory uses:  
8. A single shed up to 150 square feet in area.

**Requested:**

12 foot x 12 foot shed (144 square feet)

**Code:**

C. Area, yard and bulk regulations for principal and accessory structures and uses

3. Maximum lot coverage: 20%

4. Maximum improved lot coverage: 35%

**Requested:**

Lot coverage: 15.6%

Improved lot coverage: 44.2%

- Variance Required §150-17.10 C, 4 (Exceeds maximum permitted improved lot coverage)
- 

**Permanent and Portable Swimming Pools**

**Code:**

§150-7.5 A. Swimming pool no closer than 10 feet to a side yard line.

§150-7.5 A. Swimming pool no closer than 10 feet to a rear yard line.

§150-7.5 A. Swimming pool no closer than 10 feet to a principal building.

§150-7.5 B. All Filtration Equipment shall be located not less than 5 feet from a property line.

**Requested:**

Side yard: 19.5 feet and 18.2 feet

Rear yard: 109.6 feet.

Distance to principal dwelling: 44.6 feet.

Mechanical equipment to property line: 6.7 feet.

Decision:

The zoning department has **DENIED** your request for zoning approval for the following variances.

- Variance Required §150-17.10 C, 4 (Exceeds maximum permitted improved lot coverage)

Address additional variances and comments as per the Construction Official/Code Enforcement Officer.

Address additional variances and comments as per the Township Engineer.

Address additional variances as may be deemed necessary by the Board of Adjustment

Please feel free to contact this office should you have any questions,

Respectfully Submitted,

*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.

Photo Exhibit

Mark Idrovo

54 Durrell Street, Verona NJ

Block: 1306, Lot: 13.01



View of Front Elevation



View of Right-Side Elevation



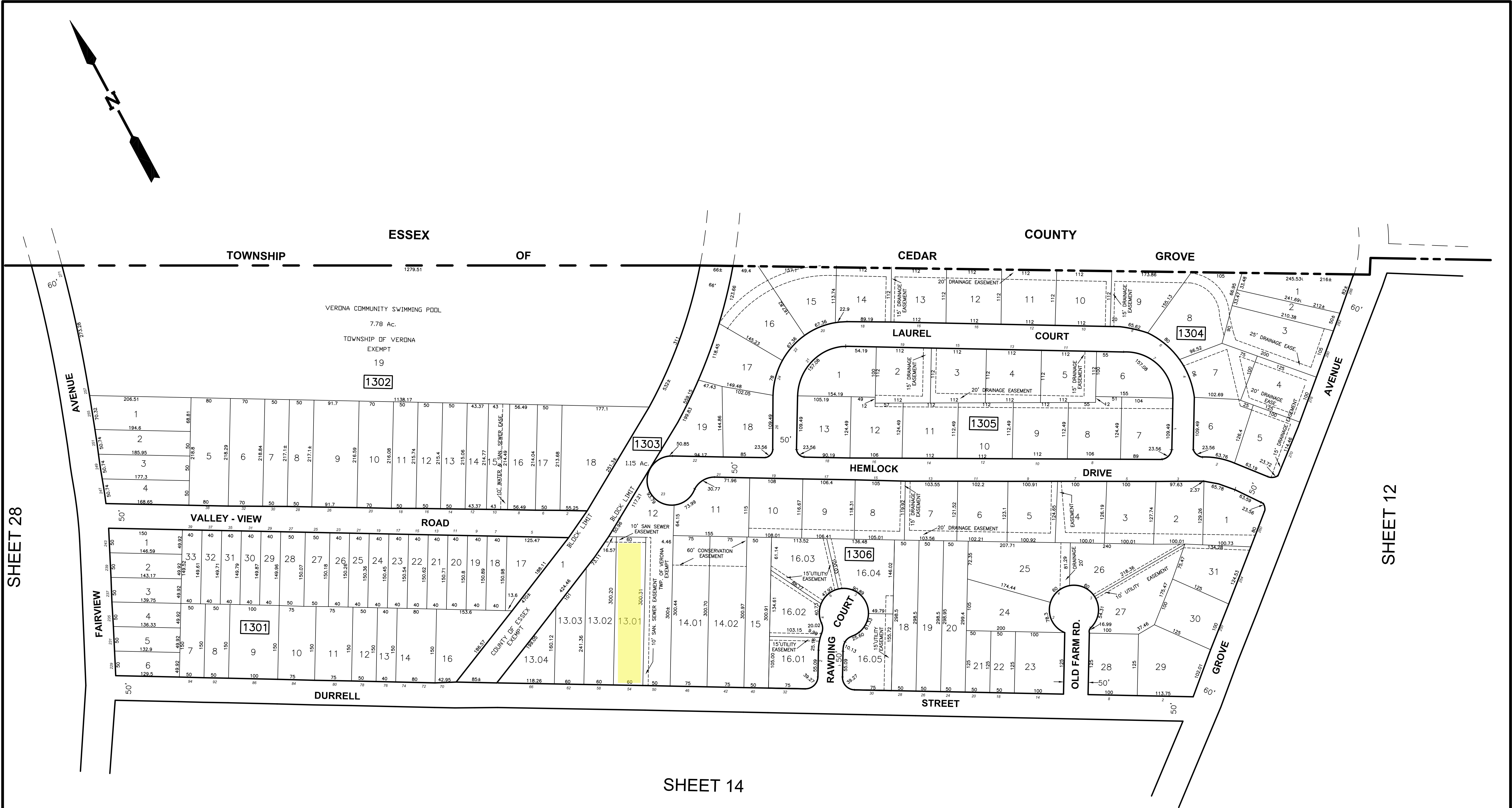


View of Dwelling from the Rear Yard



View of Rear Yard from the Dwelling





PLS	LICENSE	DATE	REVISION
JMH	24272	7-1-2015	MAJOR SUBDIVISION - BLK 1306-LDT 13
JMH	24272	1-1-2013	MAJOR SUBDIVISION - BLK 1306-LDT 16&17
JMH	24272	1-1-2013	MINOR SUBDIVISION - BLCKD 1306-LDT 14
JMH	24272	1-1-2013	NEW TAX BLOCKS
JMH	24272	12-15-88	BLOCK 501-LDT, OWNER CHANGE
JMH	24272	8-15-85	COMBINE BLK. 70 LOTS 14 & 15
JMH	24272	10-18-83	CHANGE BLOCK 133 TO 501

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

TAX MAP  
TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY

SCALE 1"= 100'      PREPARED BY      JANUARY 1, 2017

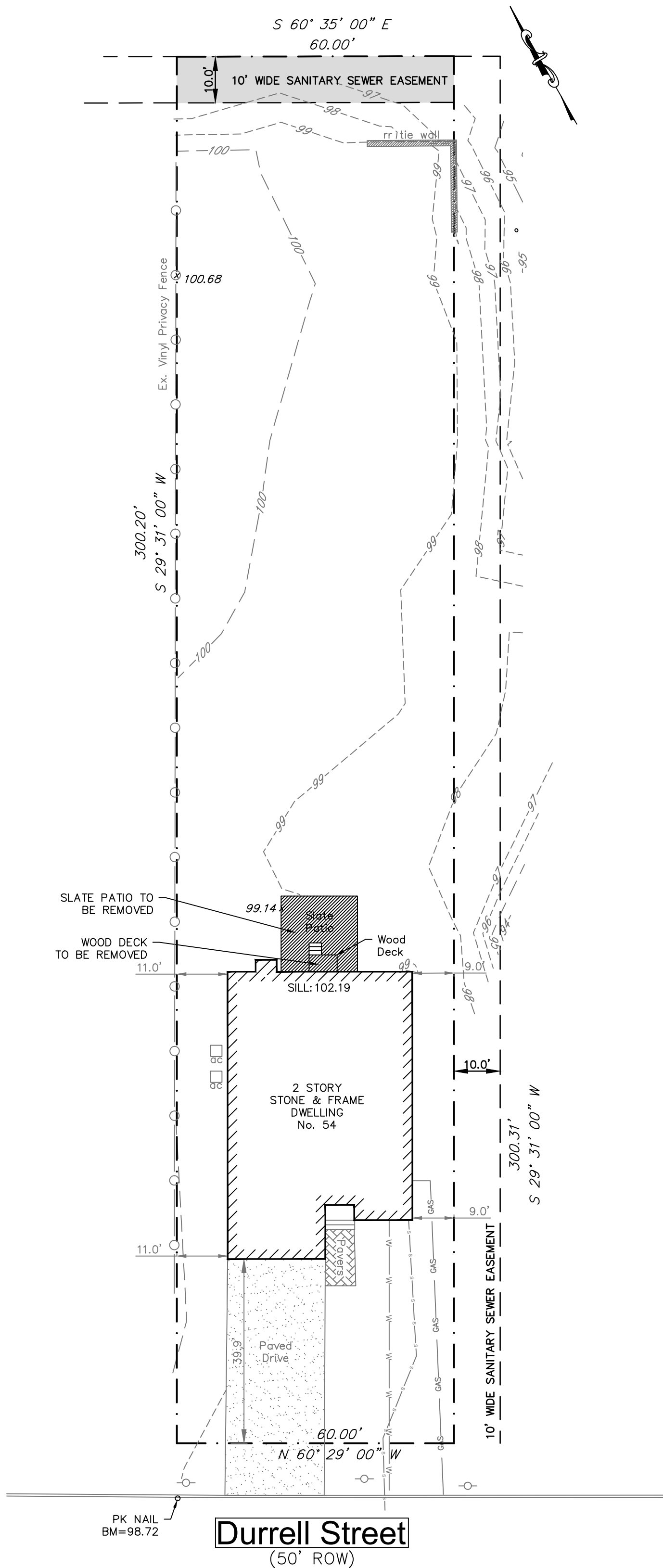
**JAMES M. HELB, P.E., P.L.S., P.P.**  
NEW JERSEY LICENSE NO. 24272  
TOWNSHIP ENGINEER  
10 COMMERCE COURT  
VERONA, NJ 07044

TO SHOW CONDITIONS AS OF DECEMBER 2019

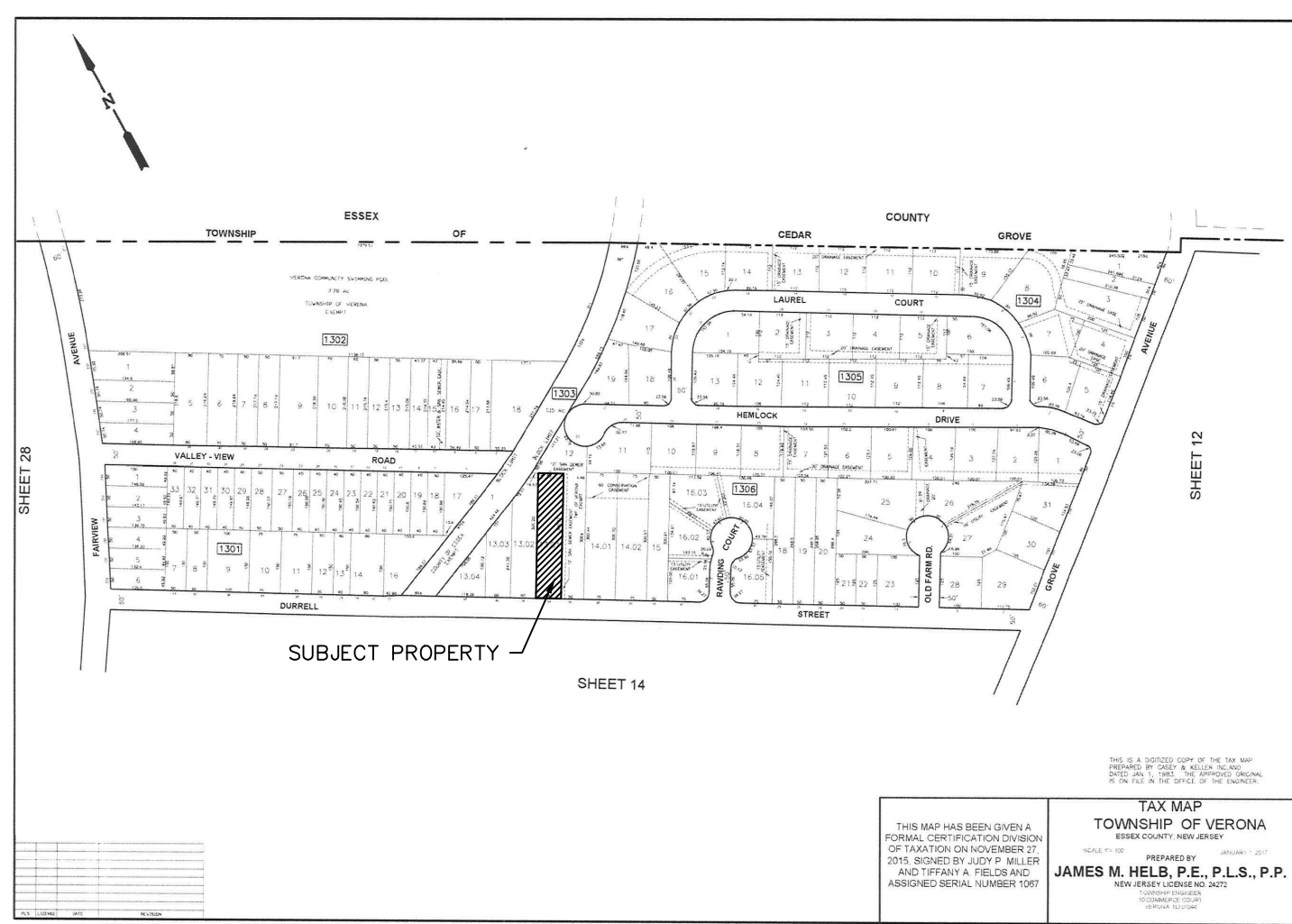
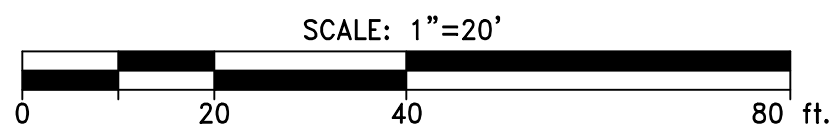


## LEGEND

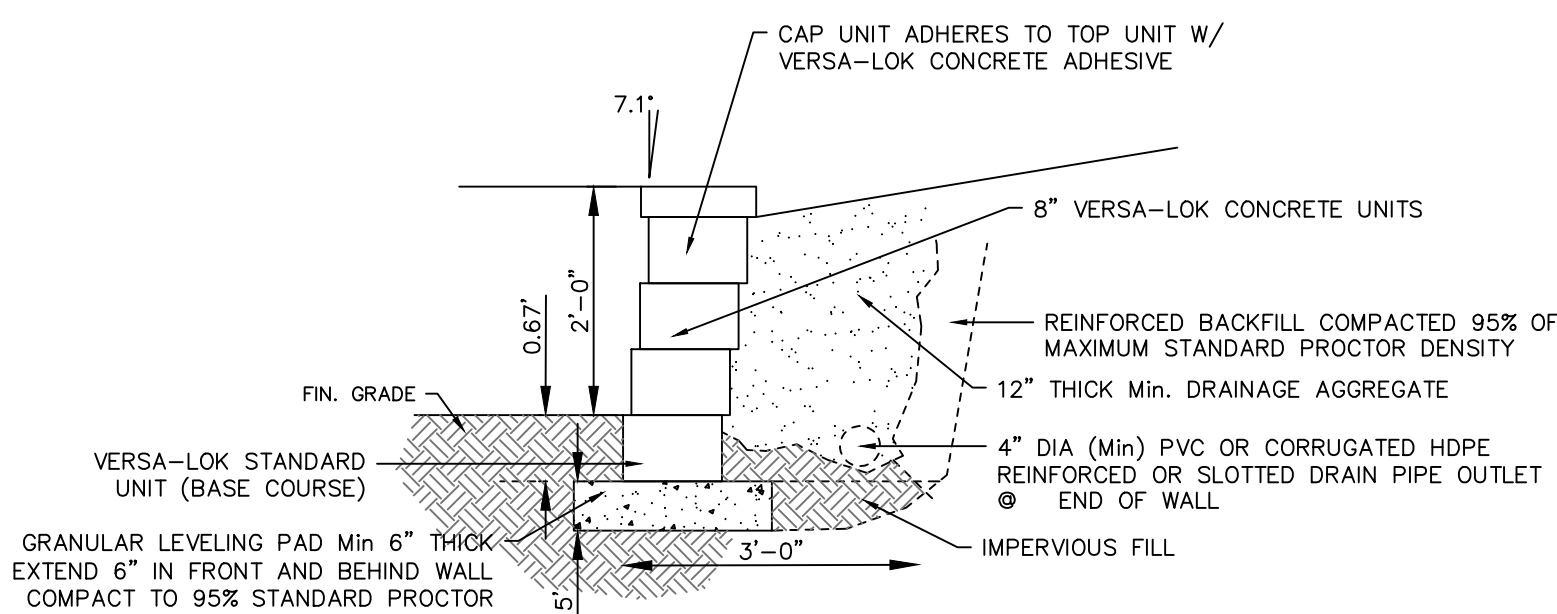
x 87.65	Existing Spot Elevation
89.56	Existing Contour
89.56	Proposed Spot Elevation
100	Proposed Contour
TW	Proposed Top of Wall
BW	Proposed Bottom of Wall
tw	Existing Top of Wall
bw	Existing Bottom of Wall



EXISTING CONDITIONS &amp; REMOVAL PLAN

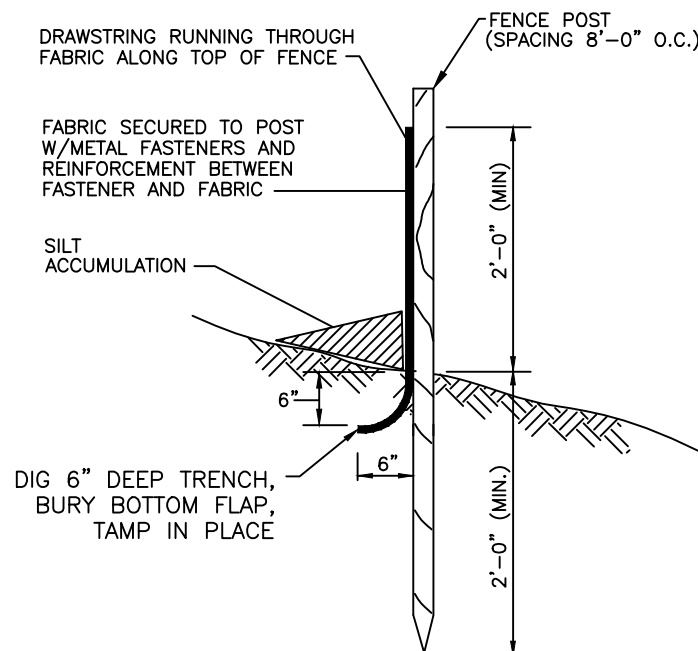


AREA MAP



2.0FT. HIGH RETAINING WALL

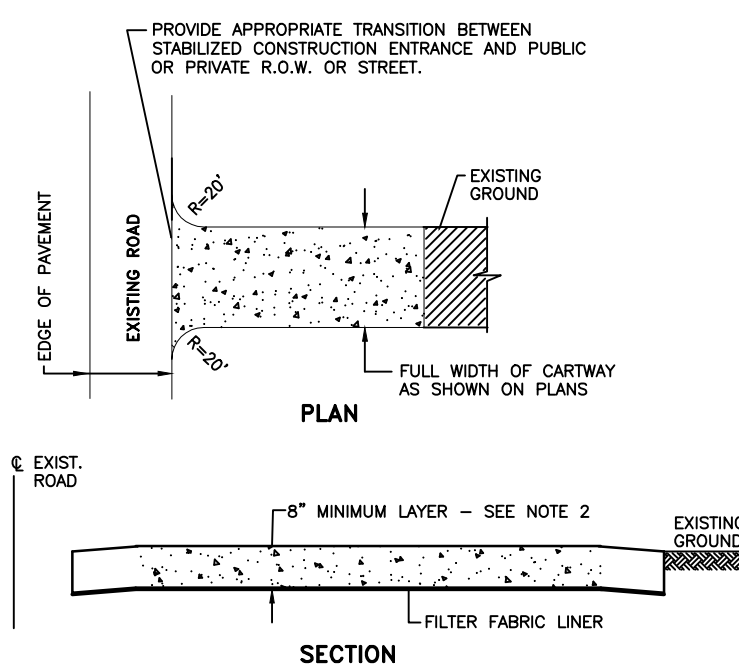
N.T.S.



SILT FENCE DETAIL

N.T.S.

- REQUIREMENTS FOR SILT FENCE:
1. FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
  2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
  3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH.

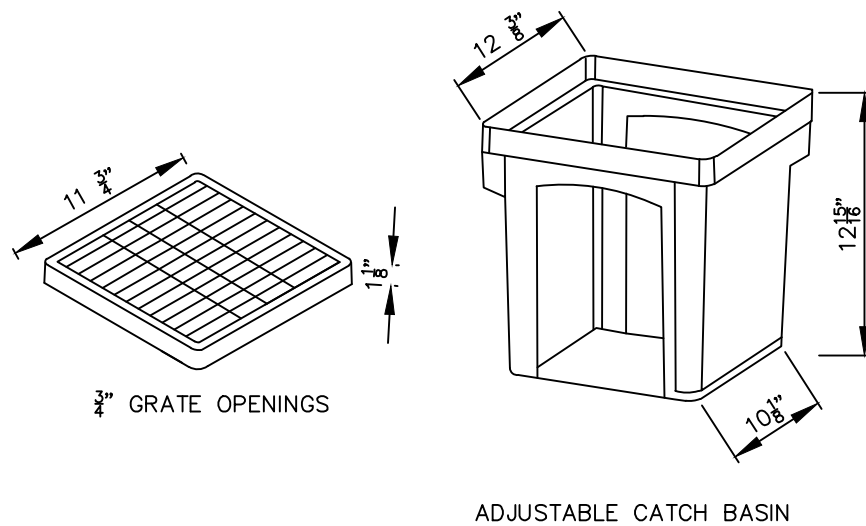


TRACKING PAD DETAIL

N.T.S.

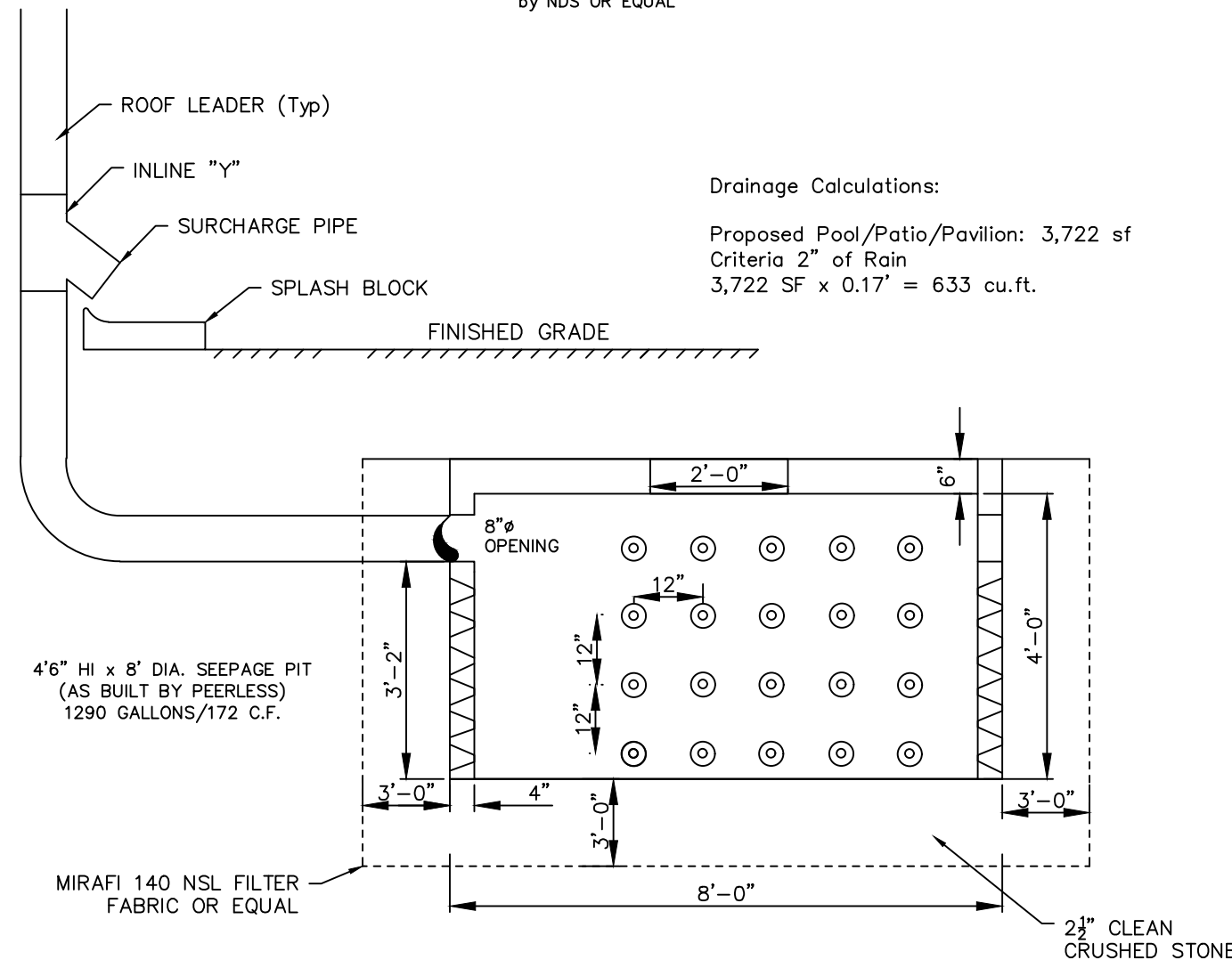
## ZONING DATA-POOL CONSTRUCTION

Zone: A-3			
Block 1306 Lot 13.01			
Owner: Idrovo			
	REQUIRED	PROPOSED	Variance Req'd
Side Yard Setback	10'	18.2'	No
Rear Yard Setback	10'	109.6'	No
Setback from House	10'	44.6'	No
Side Yard Setback to Pavilion	8'	9.0'	No
Rear Yard Setback to Pavilion	10'	175.2'	No
Side Yard Setback to Shed	8'	10.0'	No
Rear Yard Setback to Shed	10'	30.5'	No
Lot Coverage (%)	20%	15.6%	No
Improved Lot Coverage (%)	35%	44.2%	Yes



12" CATCH BASIN DETAIL

by NDS OR EQUAL



SEEPAGE TANK DETAIL

by PEERLESS OR EQUAL

NOTE: SURROUND TANK WITH 2'-0" OF 2 1/2" CRUSHED STONE WITH FILTER FABRIC MIRAFI 140 NSL OR EQUAL. TANK TO BE PLACED ON 12" CRUSHED STONE BASE.

SEEPAGE PIT CAPACITY:

DRYWELL=1290 GALLON PITS = 172 cu.ft.  
PIT=14x14x7=1,372 cu.ft.-201 cu.ft. (Outside Volume)=1,171 cu.ft. stone  
ASSUME 40% VOID RATIO  
1,171 cu.ft. x 0.4=468 cu.ft.  
172 cu.ft.+468 cu.ft.=640 cu.ft. storage  
NOTE: SURROUND TANK WITH 2 1/2" CRUSHED STONE WITH FILTER FABRIC MIRAFI 140 NSL OR EQUAL.

## NOTES:

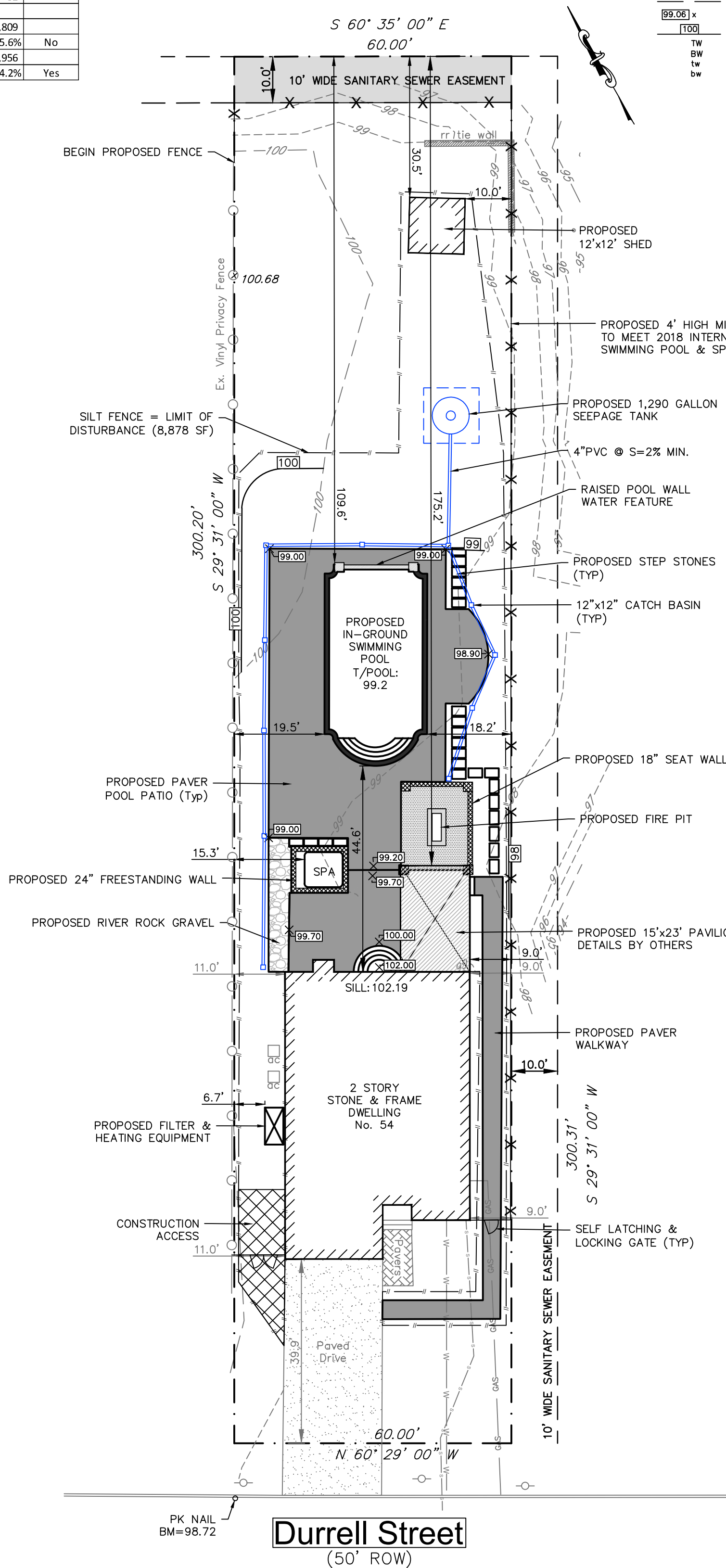
1. EXISTING BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY CHARLES P. STEWART DATED 05.07.18.
2. TOPOGRAPHIC SURVEY PREPARED BY PAX SURVEYING.
3. OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF THE POOL.
4. CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF THE POOL BOTH VERTICALLY AND HORIZONTALLY.
5. POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/NSPI-5 PER THE INTERNATIONAL RESIDENTIAL CODE.
6. FENCE SHALL BE INSTALLED A MINIMUM OF 12" INSIDE THE PROPERTY LINE. HOME OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE LOCATION AND CONSTRUCTION.
7. DRIVEWAY TO BE UTILIZED FOR CONSTRUCTION ACCESS.
8. A PERCOLATION TEST WILL BE PERFORMED AT THE TIME OF EXCAVATION.
9. IF IMPERVIOUS MATERIAL OR GROUND WATER IS ENCOUNTERED AT THE DRY WELL LOCATION DURING EXCAVATION, CONTACT THE ENGINEER.
10. SET DRY WELL TO CONFORM WITH INLET ELEVATION OF DRAIN PIPE.
11. POOL EMPTYING PROCEDURES SHALL BE IN ACCORDANCE WITH NJDEP REGULATIONS.

## LOT COVERAGE

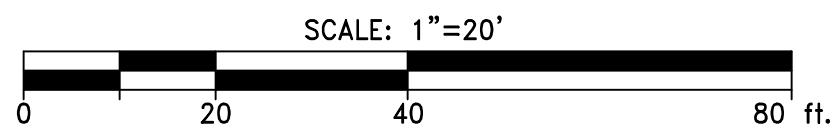
Lot Area	18,015		
Item	Existing (sf)	Proposed (sf)	Variance
House	2,320	2,320	
Driveway	849	849	
Front Walk	112	112	
Rear Patio/Walks	242	-	
Rear Deck	29	-	
A/C Pads	12	12	
Prop. Pool/Coping		907	
Prop. Sap		60	
Prop. Pool Patio		2,410	
Prop. Pavilion		345	
Prop. Step Stones		142	
Prop. Shed		144	
Prop. Paver Walkway		490	
Prop. River Rock Gravel		133	
Pool Filter Pad		32	
Lot Coverage	2,320	2,809	
	12.9%	15.6%	No
Improved Lot Coverage	3,564	7,956	
	19.8%	44.2%	Yes

## LEGEND

x 87.65	Existing Spot Elevation
89.56	Existing Contour
89.56	Proposed Spot Elevation
100	Proposed Contour
TW	Proposed Top of Wall
BW	Proposed Bottom of Wall
tw	Existing Top of Wall
bw	Existing Bottom of Wall



POOL LOCATION &amp; GRADING PLAN



THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF D.J. EGARIAN & ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION: 24GA28060300

REVISION

DATE

APPROVED

DESIGNER: JDE  
DRAWN BY: JDE  
CHECK BY: DJE  
DATE: 09.21.21  
SCALE: 1" = 20'  
PROJECT NO.: 21109

DAVID J. EGARIAN, P.E.

N.J. LIC. NO. 24GE02622900

**DJ EGARIAN & ASSOCIATES Inc.**

Civil/Mechanical/Environmental Engineering Services  
271 Route 46 Suite G208, Fairfield, NJ 07004  
Ph:(973)898-1401 Fax:(862)702-3017 www.djegarian.com

**POOL LOCATION & GRADING PLAN  
FOR THE  
IDROVO RESIDENCE**

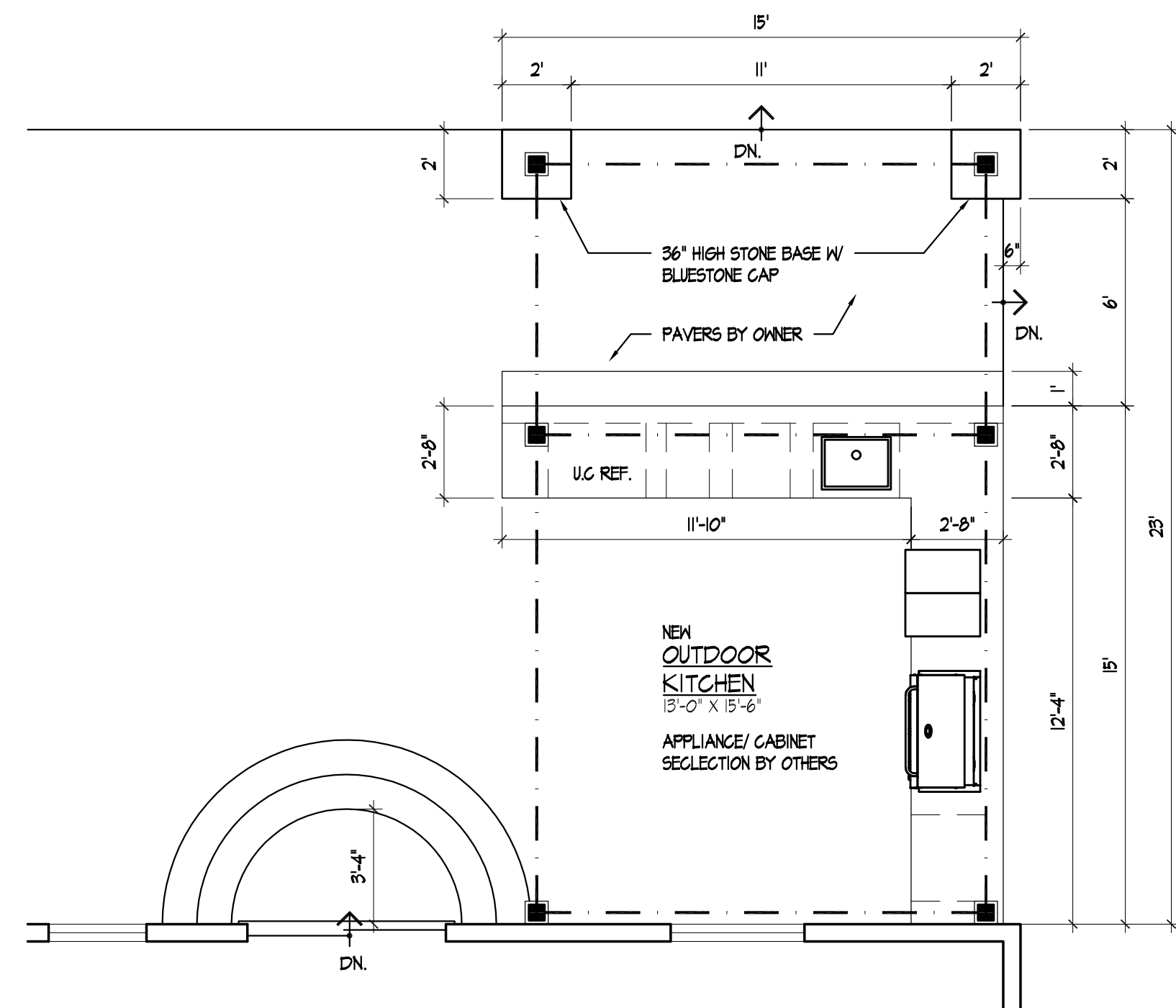
54 DURRELL STREET  
BLOCK 1306 LOT 13.01  
TOWNSHIP OF VERONA, ESSEX COUNTY, NJ

DRAWING NO:

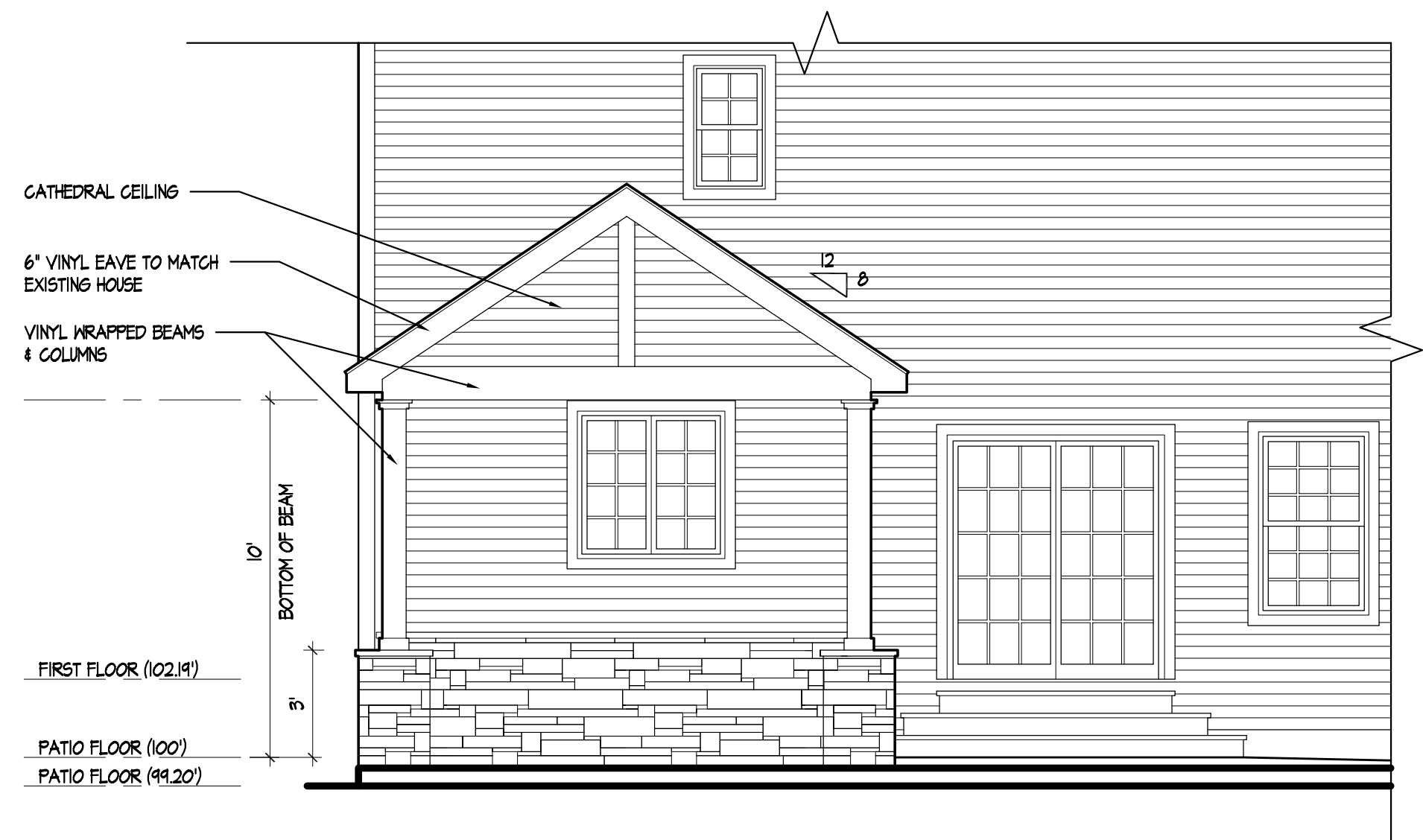
1

SHEET 1 OF 1

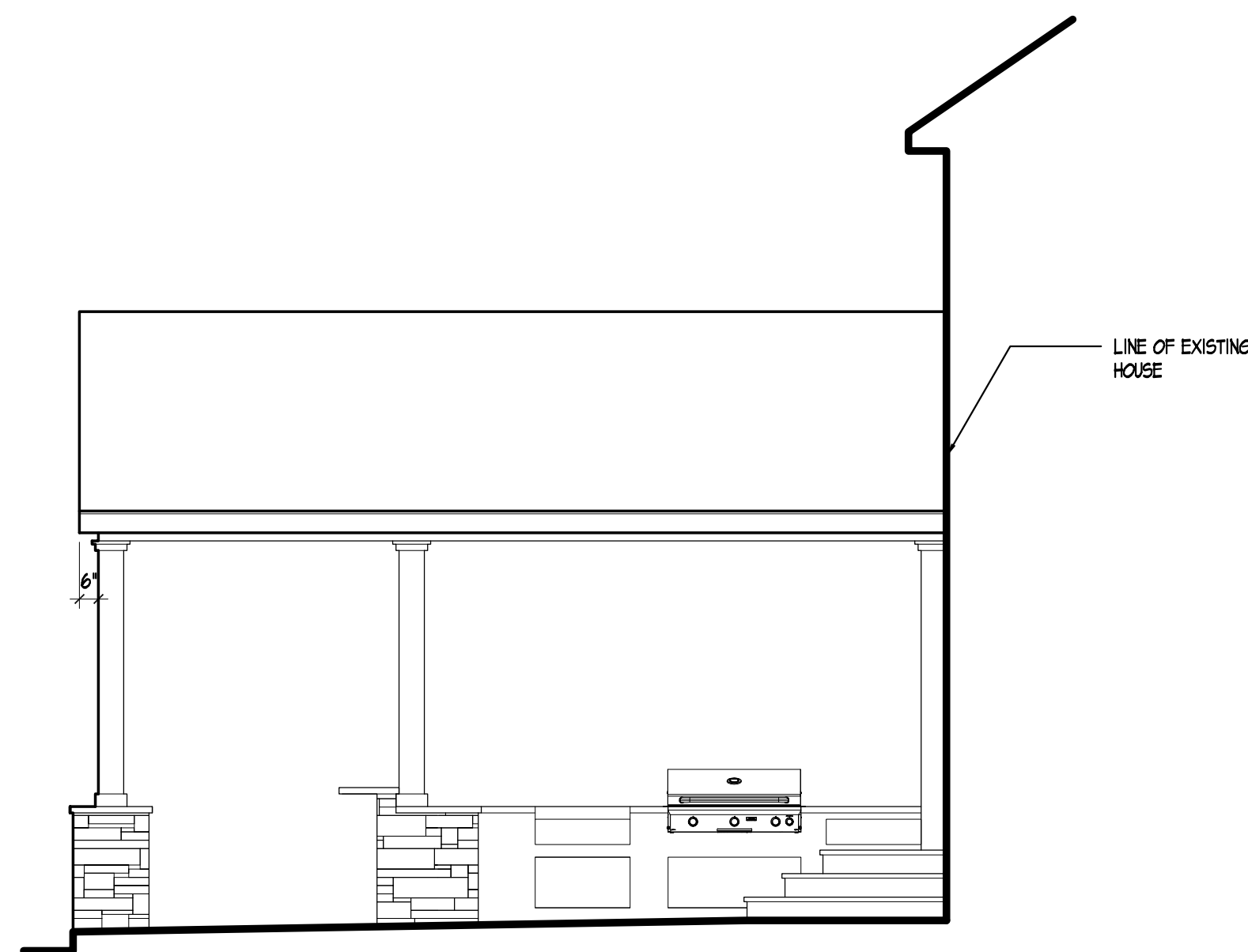




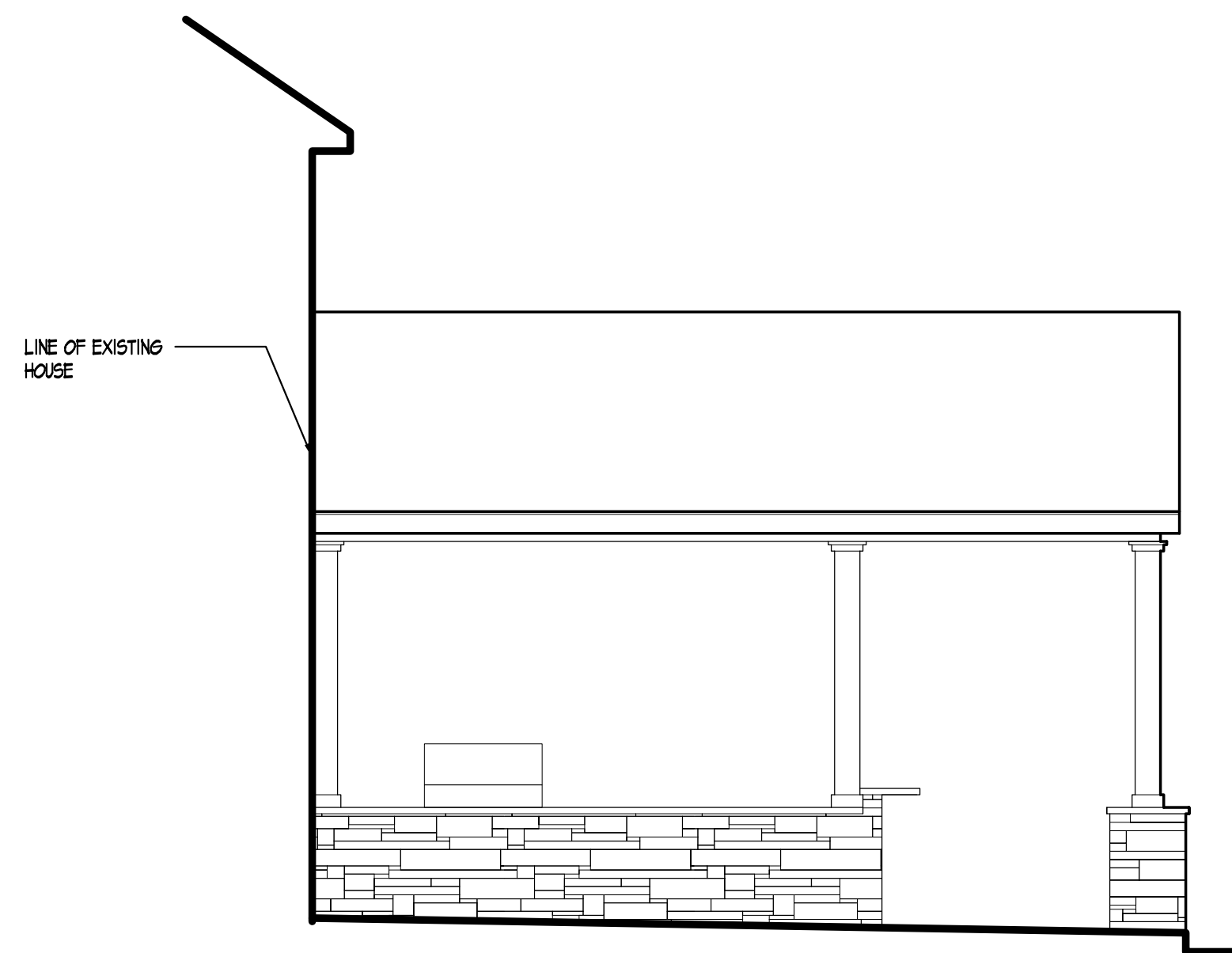
1 PROPOSED PATIO LAYOUT  
1/4" =1'-0"



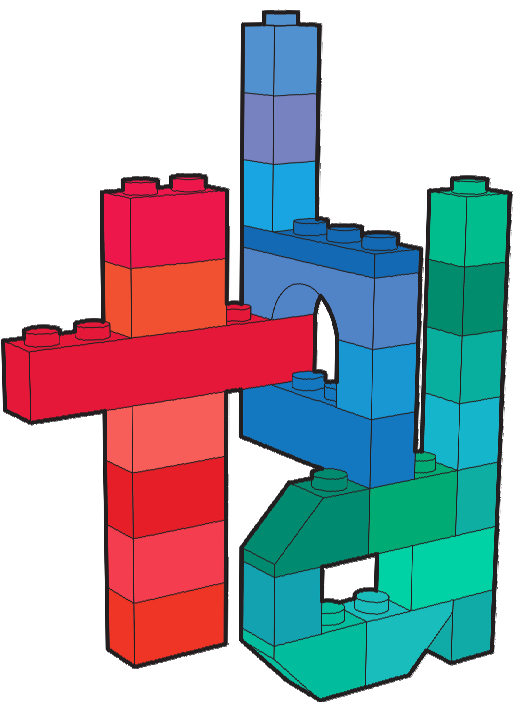
2 PROPOSED REAR ELEVATION  
1/4" =1'-0"



3 PROPOSED LEFT SIDE ELEVATION  
1/4" =1'-0"



4 PROPOSED RIGHT SIDE ELEVATION  
1/4" =1'-0"



908.208.6085  
299 barrow street #32  
jersey city, nj 07302  
theodorabdesigns.com

theodora boyadjis designs, llc

theodora boyadjis, RA, LEED AP  
NJ: 21AI01985000  
NY: 039265

CONSULTANTS:

02	VARIANCE APPLICATION	03.14.22
01	CLIENT REVIEW	03.09.22
NO.	REVISION	DATE

IDROVO RESIDENCE  
54 DURREL STREET  
VERONA, NJ

PROPOSED FLOOR PLAN &  
EXTERIOR ELEVATIONS

DATE:	03.07.2022	DRAWN BY:	SP
SCALE:	AS NOTED	CHECKED BY:	TB

SD.01