

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 10/5/21

CASE # 2021-22

PROPERTY ADDRESS _____

BLOCK 1601 LOT 9 ZONE _____

APPLICANT'S NAME Peter + Catherine Gaynor

PHONE # (413) 325-3449 - Peter CELL PHONE # (413) 325-3448 - Catherine

EMAIL gaynorp81@gmail.com catgaynor@gmail.com

PROPERTY OWNER'S NAME Peter + Catherine Gaynor

PROPERTY OWNER'S ADDRESS 12 Beechwood Rd Verona NJ 07044

PROPERTY OWNER'S PHONE # " " " CELL # " " "

PROPERTY OWNER'S EMAIL " " " " " "

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Patio extends to three feet of property line

CONTRARY TO THE FOLLOWING:

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 _____

RECEIVED
 2021 OCT 20 PM 3:35
 TOWNSHIP OF VERONA
 BOARD OF ADJUSTMENT

TYPE OF CONSTRUCTION PROPOSED:

side patio

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

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?

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

History of any deed restrictions:

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 # _____

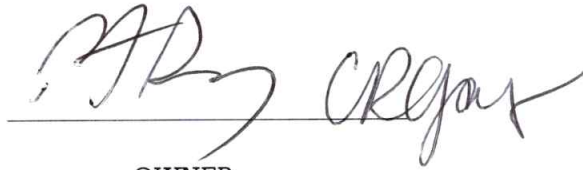
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Peter Graynor and Catherine Graynor OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 2 Beechwood Rd, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT Pete and Catherine 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 1601 AND LOT 9 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Peter and Catherine Graynor 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 19 DAY OF October 20 .



NOTARY



APPLICANT

JENNIFER D YOUNG
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50117172
MY COMMISSION EXPIRES NOV. 25, 2024



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

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

September 16, 2021

(973) 239-3220
WWW.VERONANJ.ORG

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

Township of Verona Zoning Dept.
Re: Letter of Denial – Patio Constructed – No Permits

Applicant/Owner: Peter and Catherine Gaynor
12 Beechwood Road
Verona, NJ 07004
Property: 12 Beechwood Road
Lot 9 Block 1601
Zone: R-50 (High Density)

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

Zoning Permit Application:

Based upon the zoning permit application and the sketch provided the applicant is seeking relief for a slate patio which has been already constructed without the benefit of having that plan reviewed and approved by the zoning and engineering office. The patio which was installed is roughly 9'-2" x 33'-4" and is located on the left side of the existing dwelling. The patio is offset from the adjoining property line by 3 feet where 5 feet is required as per §150-5.3 C (6).

The total square footage of the patio is 305 square feet and is therefore below the threshold for stormwater mitigation.

Zoning Decision:

- The existing patio which was constructed is deficient of the required side yard setback and therefore must obtain a variance for it to be left in place. Should the applicant not be granted the variance by the Board then the applicant shall be required to remove the portion of the patio which is in violation of the required side yard setback within thirty (30) days of the Board denial.

Area, Yard and Bulk Regulations: C-Variations in accordance with N.J.S.A. 40:50-70 (c)

Variance Required (post-factum) - §150-5.3 C (6) Yard Regulations: Patios may be located in any side or new yard, provided that they are not closer than five feet to a property line.

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

Respectfully Submitted,

Michael C. DeCarlo
Engineering Manager – Zoning Official



Township of Verona Zoning Permit Application For Residential Properties

Engineering-Zoning Department
10 Commerce Court
Verona, New Jersey 07044
Michael DeCarlo
Engineering Manager/Zoning Official
Phone (973) 239-8146
Fax (973) 239-7838
Email: mdecarlo@veronanj.org

Zoning Permits are required for fences, decks, sheds, driveways (new, expanded) sidewalks, patios, porticos, porches (open, closed) pools (in-ground, above-ground), hot tub/spa, standby emergency generators, ac condensers, detached garages, building additions, new homes

Property Information (Location of Project)

Block No: 1601 Lot No: 9 Lot Area: _____ Sq.Ft. Zone District: _____
Street Address: 12 Beechwood Rd.

Applicant Information

Name: Pete + Catherine Gaynor
Street Address: 12 Beechwood Rd Town: Verona State: NJ Zip: 07044
Contact Information: Phone No. 413-325-3448 Email: catgaynor@gmail.com

Property Owner Information (If other than Applicant)

Name: same
Street Address: _____ Town: _____ State: _____ Zip: _____
Contact Information: Phone No. _____ Email: _____

Type of Project (Check all that apply)

- Addition(s) _____ Sq.Ft.
- Deck(s) _____ Sq.Ft.
- Fence (Height) _____
- In-ground Pool _____ Sq.Ft.
- Above-Grnd. Pool _____ Sq.Ft.
- Patio _____ Sq.Ft.
- Driveway _____ Sq.Ft.
- Shed(s) _____ Sq.Ft. & Height
- Detached Garage _____ Sq.Ft. & Height
- Generator
- Central AC Condenser
- Other (Provide Description) _____
- Project requires the removal of tree(s)

For all zoning requests other than additions please provide the following information:

- Copy of Property Survey
- Sketch that shows the location and dimensions (length, width and height) of your project on the survey.
- Indicate the distance to all property lines of your project on the survey.

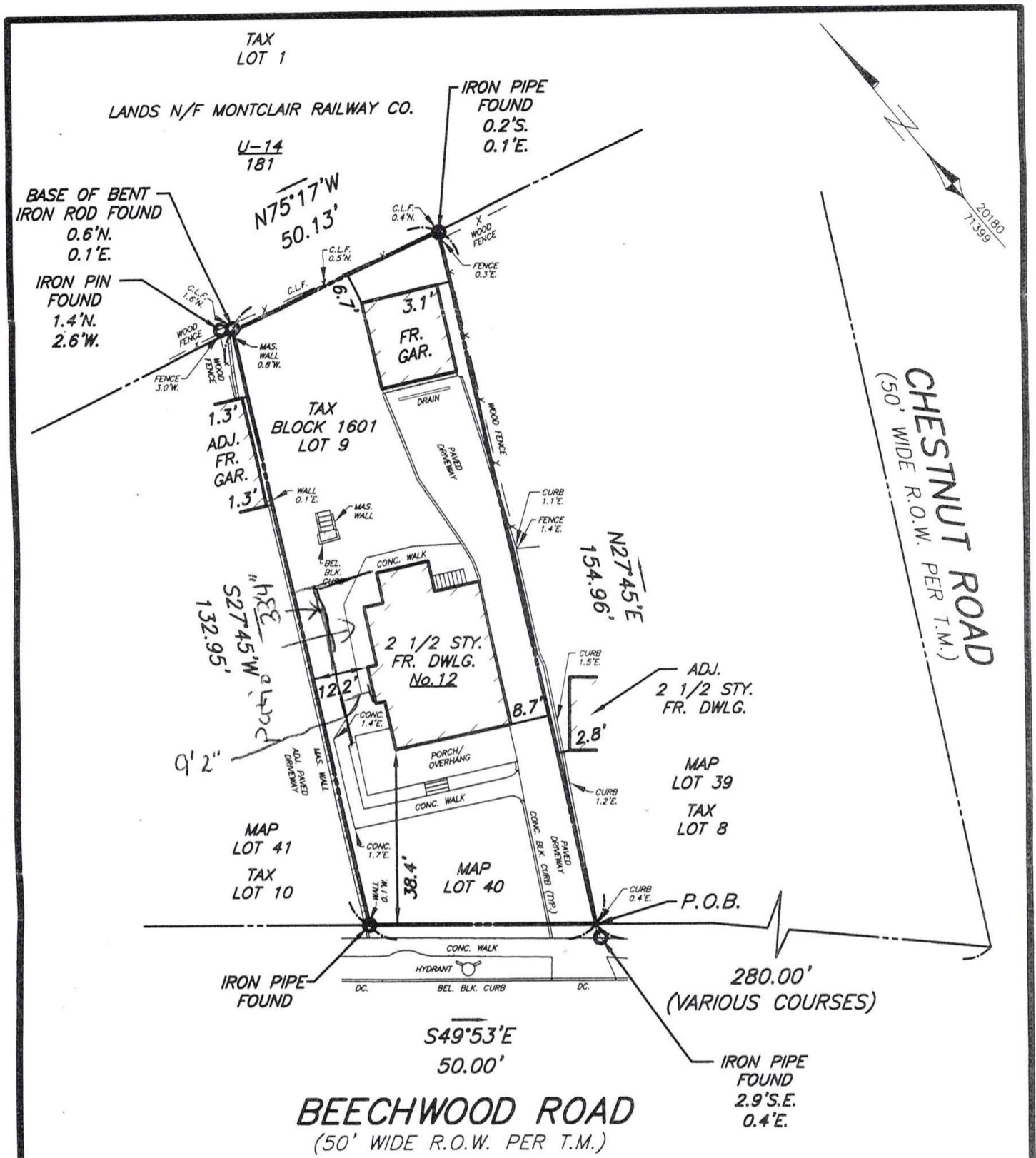
Projects that require a foundation and/or projects that disturb 400 square feet or more of land area shall be required to submit the following to the Township Engineer for review and approval as well as the above.

- 2 copies of property survey
- 2 copies of topographical survey
- 2 copies of grading plot plan, drainage mitigation plan, details and stormwater calculations.
- 2 copies of foundation location
- 2 copies of a "As-Built survey (Signed and sealed by NJ Lic. Land Surveyor)

OC Gay Signature of Owner - Applicant 9.6.21 Date

Zoning Permit No:
2021 - _____

For Office Use Only
Approved by: _____ Date _____
Denied by: _____ Date _____
Reason for Denial: _____



NOTES:

1. BEING COMMONLY KNOWN AS 12 BEECHWOOD ROAD
2. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND (N.J.A.C. 13:40-5.1(d)).

SURVEY OF LANDS IN: TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY. TAX LOT 9 IN BLOCK 1601

REFERENCE: DEED BOOK 20180, PAGE 71399
 DESCRIPTION: BEING ALSO KNOWN AND DESIGNATED AS LOT 40, AS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF SUNNYWOOD HEIGHTS, VERONA, PROPERTY OF CLINTON D. BALDWIN AND GILBERT B. PEASE", MADE BY PROVOST & MATTHEWS, SURVEYOR, 1909.

SCALE: 1"=30' DATE: SEPTEMBER 17, 2020

ERIC P. SILVESTRO, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 5 SLATTERY LANE
 WHIPPANY, NJ 07981
 TEL. (973) 267-5979 FAX (973) 267-2410
ES 9/17/20
ERIC P. SILVESTRO
 PROFESSIONAL LAND SURVEYOR LIC. No. GS 43242

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. CERTIFIED TO BE IN ACCORDANCE WITH PERTINENT NEW JERSEY LAWS AND REGULATIONS AND WITH CURRENT ACCURACY STANDARDS ONLY TO:
PETER GAYNOR AND CATHERINE GAYNOR, HUSBAND AND WIFE
 RESIDENTIAL COMMERCIAL TITLE AGENCY, LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 INVESTORS BANK,
 ITS SUCCESSORS AND/OR ASSIGNS
 AS THEIR INTEREST MAY APPEAR
JILL DOLINSKY, ESQUIRE

