

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 6/28/23 CASE # _____

PROPERTY ADDRESS 28 Linden Ave

BLOCK 415 LOT 29 ZONE R-50

APPLICANT'S NAME Matthew O'Day

PHONE # 401-447-1696 CELL PHONE # 401-447-1696

EMAIL mattheday@hotmail.com

PROPERTY OWNER'S NAME Matthew O'Day

PROPERTY OWNER'S ADDRESS 28 Linden Ave

PROPERTY OWNER'S PHONE # 401-447-1696 CELL # _____

PROPERTY OWNER'S EMAIL mattheday@hotmail.com

RELATIONSHIP OF APPLICANT TO OWNER _____

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Central AC Condenser

CONTRARY TO THE FOLLOWING:

LOT SIZE: EXISTING 7,000 SQ PROPOSED 7,000 SQ TOTAL _____

HIEGHT: EXISTING 2.5/3.0 PROPOSED 2.5/3.0

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20.68 PROPOSED 20.68

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 20.68 PROPOSED 20.68

PRESENT USE Residential PROPOSED USE Residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>24.73</u>	<u>24.73</u>
REAR YARD	<u>30</u>	<u>24.73</u>	<u>24.73</u>
SIDE YARD (1)	<u>8</u>	<u>6.81</u>	<u>6.81</u>
SIDE YARD (2)	<u>18</u>	<u>21.67</u>	<u>21.67</u>

DATE PROPERTY WAS ACQUIRED July 3, 2015

TYPE OF CONSTRUCTION PROPOSED:

Central A Condenser

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 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

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?

Existing, non conforming structure

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

Letter from impacted neighbor attached

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 # _____

MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE MCGRATH
COUNCIL MEMBERS
JACK MCEVOY
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. AIOLA, 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

June 26, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-100

Applicant/Owner: Mr. O'Day
Property: 28 Linde Ave
Lot 2 Block 45

Zoning Request:

Based upon the zoning permit application and the sketch submitted we understand that the owner is seeking approval from the zoning department to install 2 HVAC units on the side of the property. No other requests have been requested or shown and therefore have not been considered in this department's review.

Zoning Requirements:

150-7.13 MECHANICAL EQUIPMENT

- A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve. **FAILS**
- B. No generator shall be permitted within a side yard. **FAILS**

150-17.5 R-50 (High-Density Single-Family) Zone District

F.

Area, yard and bulk regulations for accessory structures and uses shall be as follows:

(1)

Minimum side yard setback (one): eight feet. **FAILS**

Zoning Decision:

The proposed request has been **DENIED** by this office. Please contact the Township of Verona Building Department to obtain a building permit and schedule inspections.

- No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
- Any change or deviations from the plans which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D-70d
- All zoning permits expire in one (1) year from the date of the approval.

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

Respectfully Submitted,

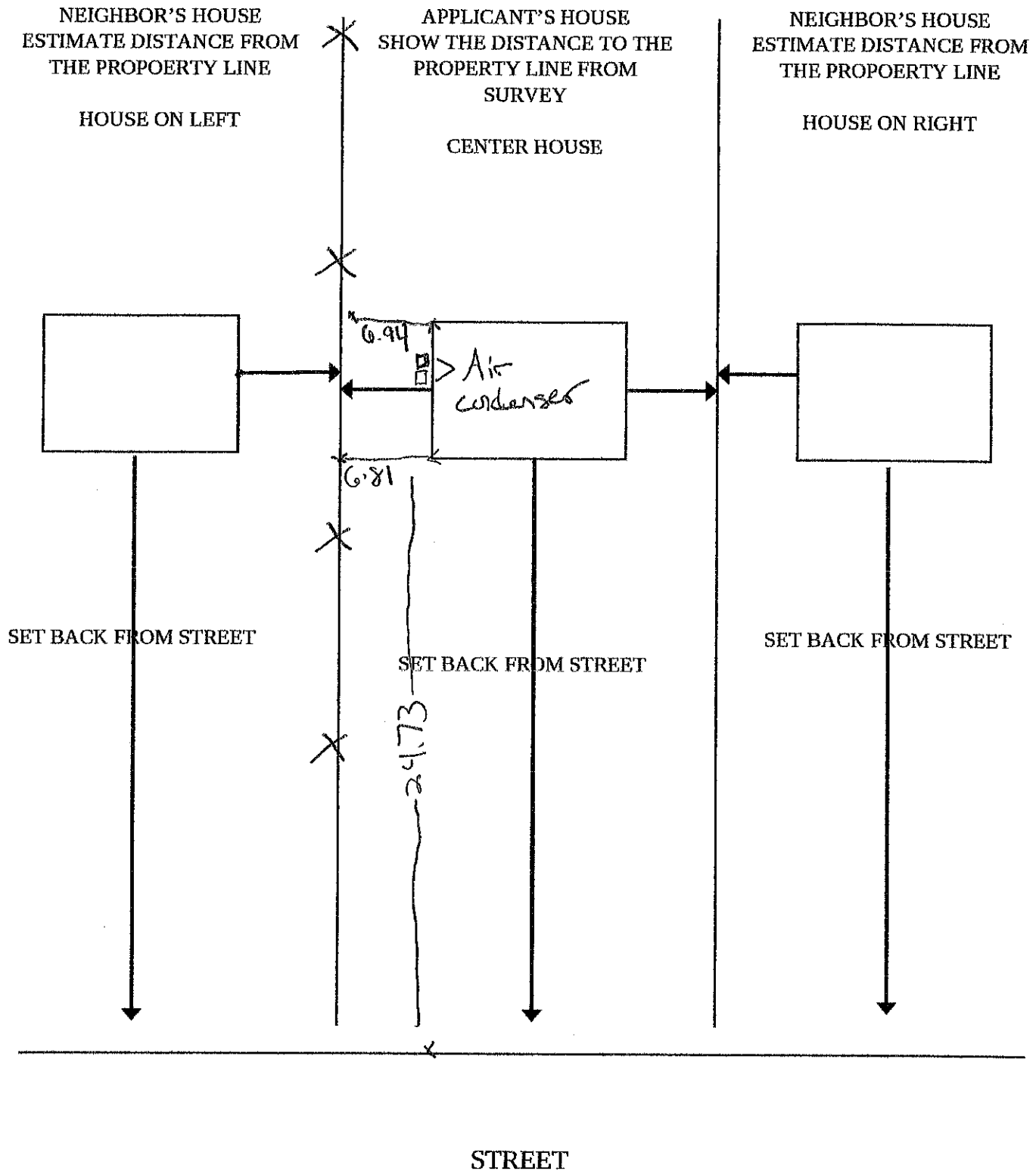
Phillip Epps

Phillip Epps
Zoning Official

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(c)(5), 8-36.3) AND N.J.A.C. 13-40-5.1 (d).



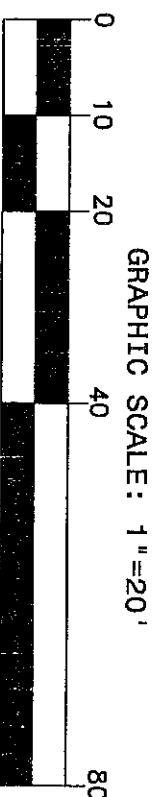
THIS BUILDING LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION.

MAP: TOWNSHIP OF VERONA TAX MAP AND A MAP ENTITLED:
"MAP SHOWING PROPERTY OF THE VERMONT CO.", FILED
IN THE E.C.C.D. ON FEB. 2, 1926 CASE # 919.

TITLE NO. 15ABW-T52863TE

REVISED:

Work Order: 2015/0476



MAP OF PROPERTY FOR
MATTHEW O'DAY AND STACY ESKA

LOT:	28	T.M.	BLOCK:	45	T.M.
	38	F.M.		-	F.M.

TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

GB ENGINEERING, LLC
ENGINEERS AND SURVEYORS
144 JEWELL STREET GARFIELD, NEW JERSEY 07026
EMAIL: GBSEUVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015

SCALE: 1" = 20'
DATE: JUNE 25, 2015
CERTIFICATE OF AUTHORIZATION NO:
245A-28110300

DATE: JUNE 25, 2015
 CERTIFICATE OF AUTHORIZATION NO:
 24GA-28110300

DATE	BY	REVISIONS
12/28/12	ED GAY	1.00
		2.00
		3.00
		4.00
		5.00
		6.00
		7.00
		8.00
		9.00
		10.00
		11.00
		12.00

SHEET 17

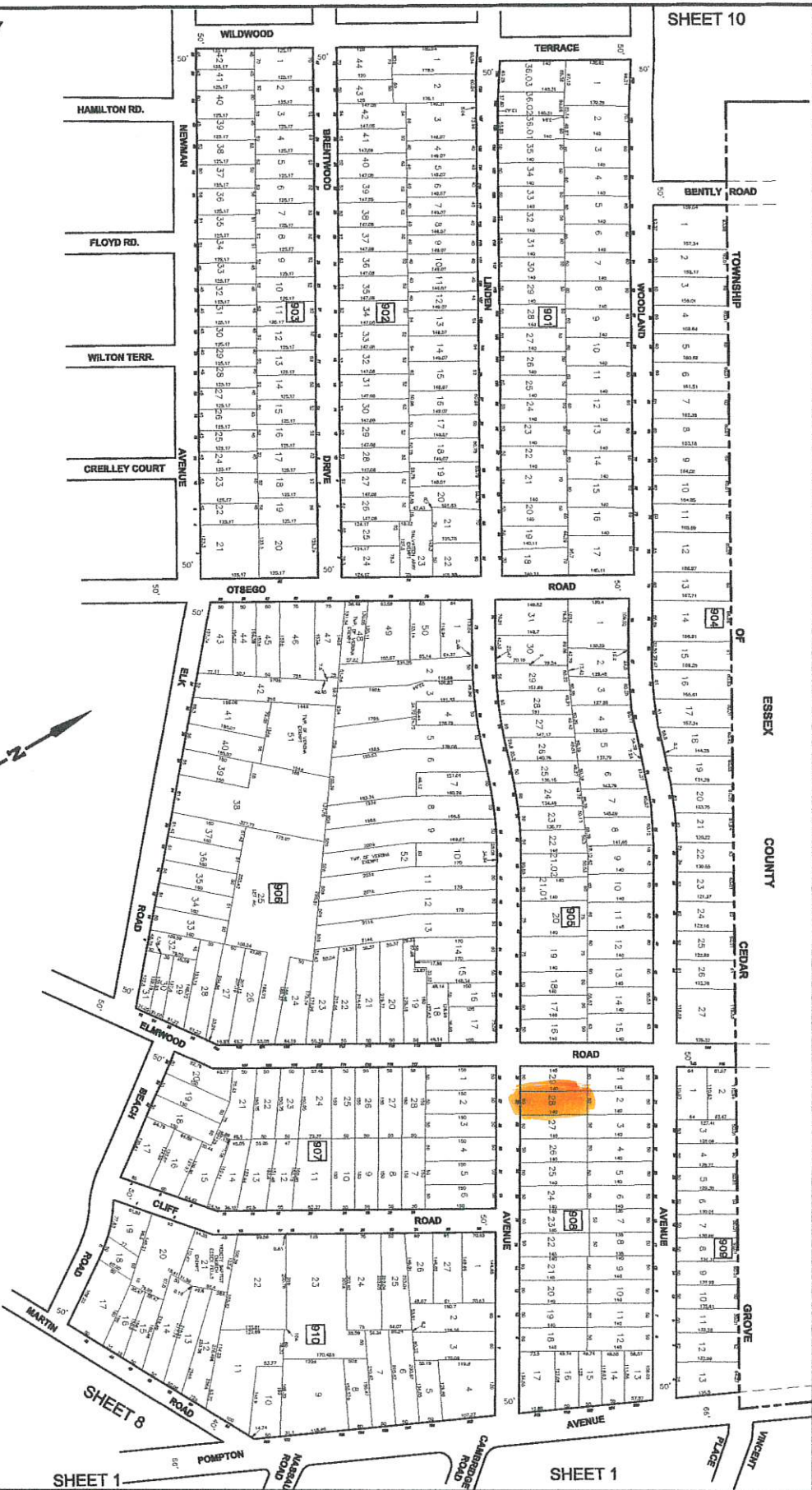
SHEET 10

SHEET 8

SHEET 8

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
REDACTED
PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24072
TOWNSHIP ENGINEER
VERONA, NEW JERSEY
TO SHOW CONTINGENCY AS OF DECEMBER 2016



**30 Linden Drive
Verona, N.J. 07044**

July 17, 2023

Board of Adjustment
Township of Verona
600 Bloomfield Avenue
Verona, N.J. 07044

Re: Variance Application
28 Linden Avenue

Dear Members of the Board of Adjustment:

I am the owner of 30 Linden Avenue, located immediately adjacent to the western side of the applicants' home.

It is my understanding that the applicants, Matthew and Stacy O'Day, seek a variance for the purpose of installing two central air conditioning condenser units on the exterior western portion of their property.

This is to inform the Board, that I have no objection to the O'Day's application.

Mark F. Kluger

Mark F. Kluger

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Matthew G. O'Day OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 28 Linden Ave, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
Matthew G. O'Day 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 9/5 AND LOT 28 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.


NOTARY

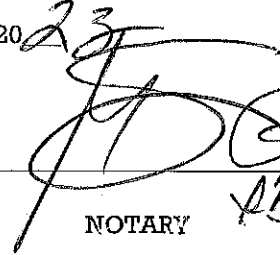

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Matthew G. O'Day 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 17th DAY OF July

2023


NOTARY


APPLICANT