

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION \_\_\_\_\_ CASE # 2024-07

PROPERTY ADDRESS 114 PARK AVE., VERONA, NJ

BLOCK 611 LOT 1 ZONE R50-B

APPLICANT'S NAME ROSE AND MICHAEL SYMEONIDES

PHONE # 201 214-4915 CELL PHONE # 212 810-1237

EMAIL RKAZAN@MSN.COM / MICHAELSYM@GMAIL.COM

PROPERTY OWNER'S NAME SAME

PROPERTY OWNER'S ADDRESS \_\_\_\_\_

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

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

RELATIONSHIP OF APPLICANT TO OWNER ↓

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

CONSTRUCT A REAR TERRACE OVER A NEW ATTACHED MASONRY GARAGE WHICH WILL REPLACE AN EXISTING WOOD DECK. MOVE DRIVEWAY FROM EAST TO WEST OF HOUSE.

CONTRARY TO THE FOLLOWING:

SECTION 150-17.4 B. ACCESSORY USE (TERRACE) IS NOT PERMITTED.

LOT SIZE: EXISTING 7,936 PROPOSED 7,936 TOTAL 7,936

HIEGHT: EXISTING 22' PROPOSED 30'

PERCENTAGE OF BUILDING COVERAGE: EXISTING 25.7 PROPOSED 24.1

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 42.2 PROPOSED 39.2

PRESENT USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

| SET BACKS OF BUILDING:   | REQUIRED   | EXISTING      | PROPOSED      |
|--------------------------|------------|---------------|---------------|
| FRONT YARD               | <u>30'</u> | <u>26.37'</u> | <u>30'</u>    |
| REAR YARD                | <u>30'</u> | <u>38.58'</u> | <u>36'</u>    |
| SIDE YARD (1)            | <u>8'</u>  | <u>9.25'</u>  | <u>9.25'</u>  |
| SIDE YARD (2) (COMBINED) | <u>18'</u> | <u>21.67'</u> | <u>21.67'</u> |

DATE PROPERTY WAS ACQUIRED 2023

TYPE OF CONSTRUCTION PROPOSED:

MASONRY GARAGE W/ CONCRETE ROOF TOPPED W/ PAVERS. TO BE FLUSH W/ LIVING SPACES. NEW DRIVEWAY TO BE PAVERS & MAC.

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

N/A

| AREA PER FLOOR (square feet): | EXISTING    | PROPOSED    | TOTAL          |
|-------------------------------|-------------|-------------|----------------|
| BASEMENT                      | <u>1518</u> | <u>0</u>    | <u>0</u>       |
| FIRST FLOOR                   | <u>1518</u> | <u>1478</u> | <u>- 40 SF</u> |
| SECOND FLOOR                  | <u>0</u>    | <u>1268</u> | <u>1268 SF</u> |
| ATTIC                         | <u>0</u>    | <u>0</u>    | <u>0</u>       |

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

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

INFORMAL, SHARED DRIVEWAY INVOLVES RISK OF BEING FENCED OFF. THE EXISTING DOUBLE WIDE DRIVEWAY IS OUT OF CHARACTER W/ NEIGHBORHOOD. THERE IS NO PRIVACY BETWEEN LOTS AND SINGLE CAR GARAGE NOT ADEQUATE.

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

PROJECT WILL CREATE A SINGLE DRIVEWAY FOR EACH DWELLING AS PER NEIGHBORHOOD STANDARD AND ALSO CREATE A 9' PLANTING BUFFER BETWEEN YARDS. VERONA PARK IS TO THE SIDE & REAR OF THE PROPERTY, NEW CONSTRUCTION WILL NOT EFFECT NEIGHBORS. PROJECT REDUCES COVERAGES/FOOTPRINT BRINGING THE PROPERTY INTO ZONING COMPLIANCE.

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 JOHN GUADARNOLI.  
Address 224 LORRAINE AVE., MONTCLAIR  
Phone # 973-783-1955  
Fax # \_\_\_\_\_  
Email INFO@JQUADARCH.NET

Planner: Name WILLIAM STIMMEL  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

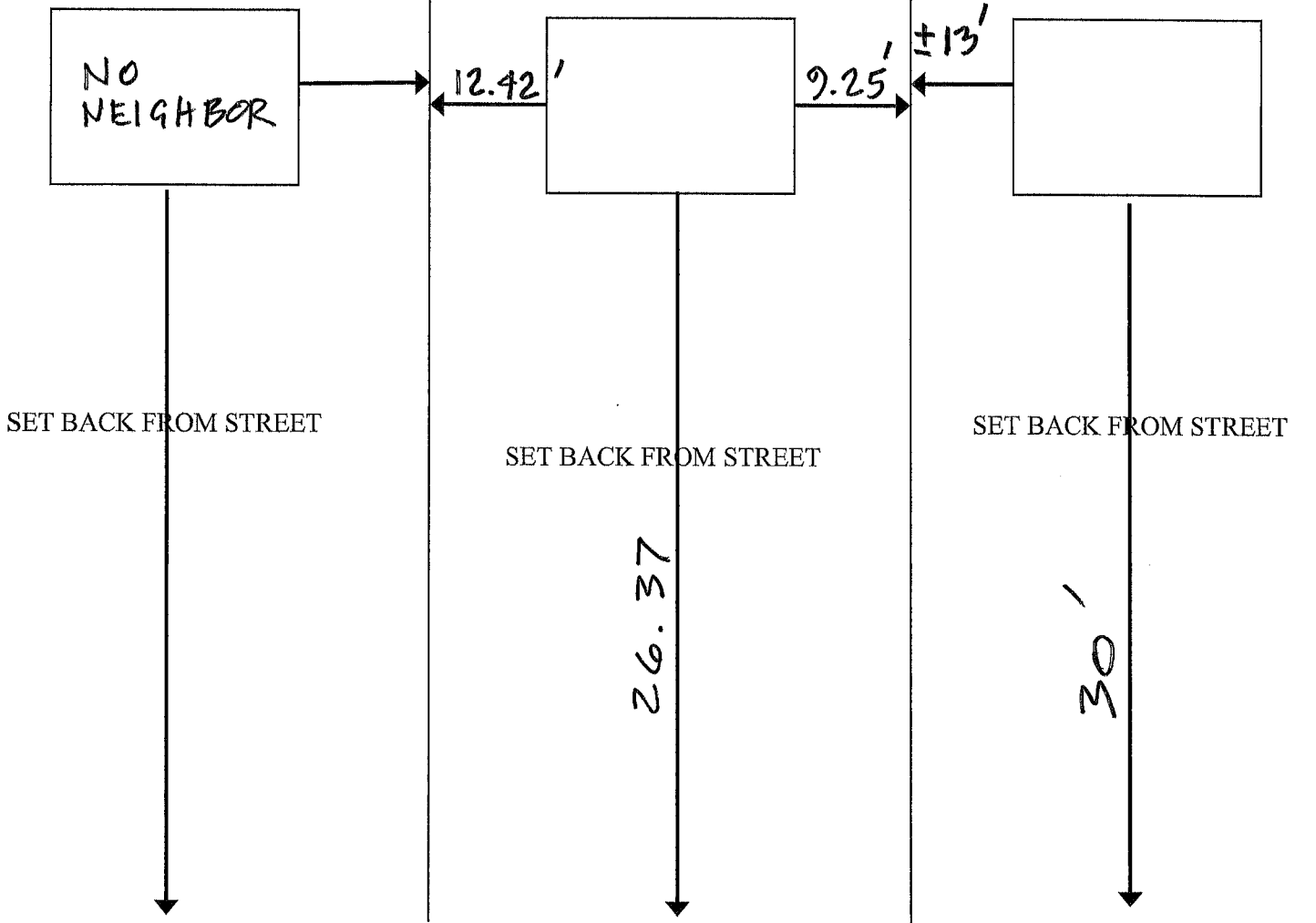
O INDICATES SHRUBS OR TREES

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