

**TOWNSHIP OF VERONA**  
**BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION November 16, 2023

CASE # 2023-16

PROPERTY ADDRESS 19 Maple Terrace

BLOCK 2104 LOT 6 ZONE R-50

APPLICANT'S NAME Bartosz Agas

PHONE # \_\_\_\_\_ CELL PHONE # 201-893-2932

EMAIL bartagas@gmail.com

PROPERTY OWNER'S NAME Bartosz Agas

PROPERTY OWNER'S ADDRESS 19 Maple Terrace

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # 201-893-2932

PROPERTY OWNER'S EMAIL bartagas@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a new deck over an existing patio in the back yard.

CONTRARY TO THE FOLLOWING:

Existing zoning laws specified in Section 150-76.21 which specify a max deck height and max footprint for homes that do not meet minimum setbacks requirements.

LOT SIZE: EXISTING 5,258 PROPOSED No change TOTAL 5,258

HIEGHT: EXISTING N/A PROPOSED No change

PERCENTAGE OF BUILDING COVERAGE: EXISTING 17.4% PROPOSED 24.6%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 28.9% PROPOSED 36.1%

PRESENT USE Residential PROPOSED USE Residential with deck

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	<u>24.7'</u>	<u>No change</u>
REAR YARD	_____	<u>45.5'</u>	<u>30'</u>
SIDE YARD (1)	_____	<u>11.4'</u>	<u>No change</u>
SIDE YARD (2)	_____	<u>5.5'</u>	<u>No change</u>

DATE PROPERTY WAS ACQUIRED February 8, 2019

TYPE OF CONSTRUCTION PROPOSED:

New deck in rear yard

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	702	No change	
FIRST FLOOR	702	No change	
SECOND FLOOR	702	No change	
ATTIC		No change	

NUMBER OF DWELLING UNITS: EXISTING <sup>1</sup> PROPOSED No change

NUMBER OF PARKING SPACES: EXISTING <sup>2</sup> PROPOSED No change

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?

Current zoning laws state that my house does not meet the minimum front and side yard setbacks therefore any deck would need to meet the requirements specified in Section 150-7.21. These zoning laws appear to be unrealistic for a reasonably sized deck given the slope of the yard (which adds height) and building footprint.

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 majority of the proposed deck would cover an existing patio therefore the increase to impervious coverage is minimal.

In addition, there are trees, plants, and shrubs on all sides of the property that would provide the neighbors with privacy.

The proposed deck is also on par with others seen in this zoning area.

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:

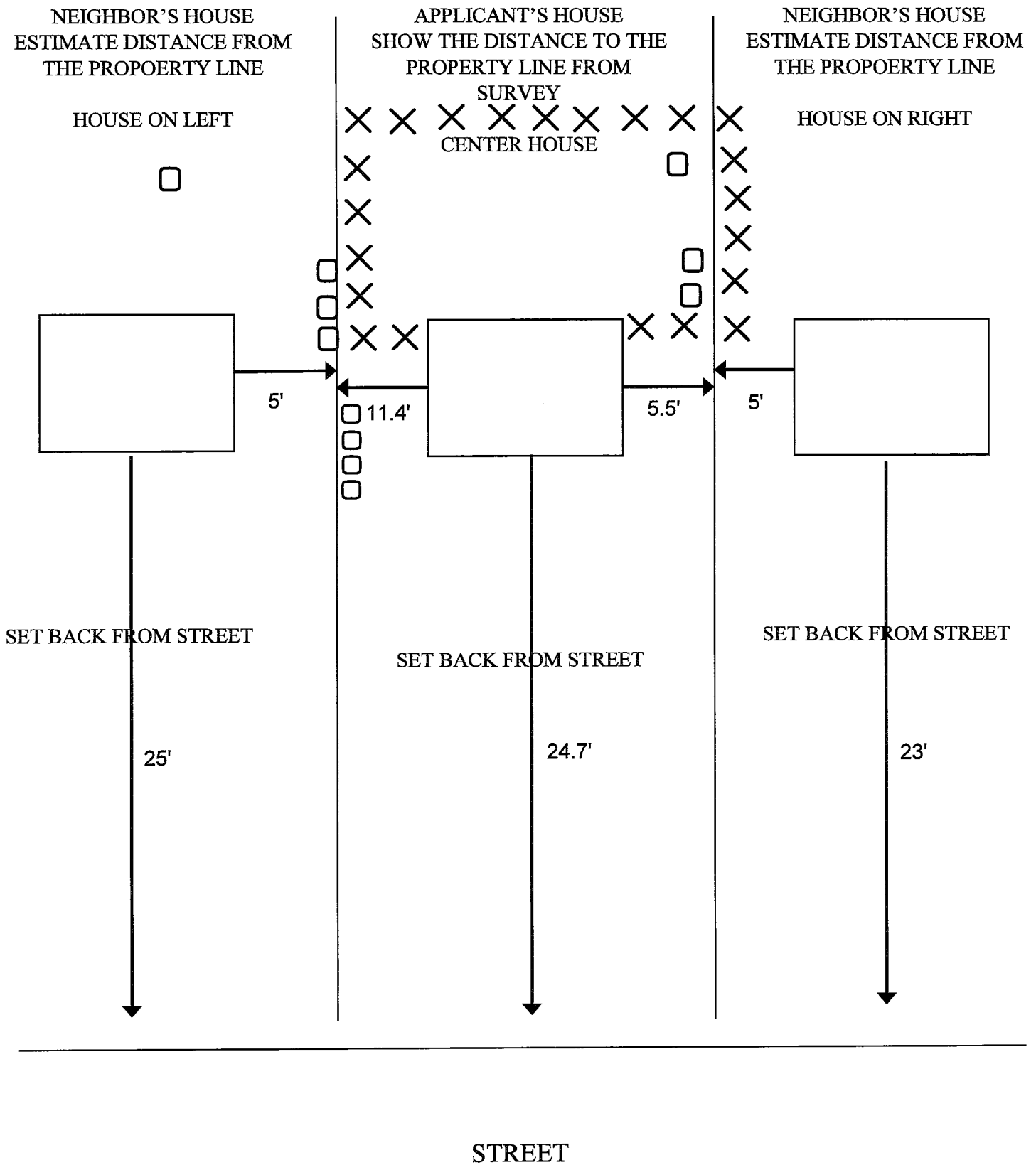
Attorney: Name N/A  
Address N/A  
Phone # N/A  
Fax # N/A  
Email N/A

Architect/Engineer: Name N/A  
Address N/A  
Phone # N/A  
Fax # N/A  
Email N/A

Planner: Name N/A  
Address N/A  
Phone # N/A  
Fax # N/A

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES



# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Bartosz Agas

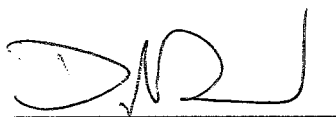
OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON

OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 19 Maple Terrace, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT

Bartosz Agas

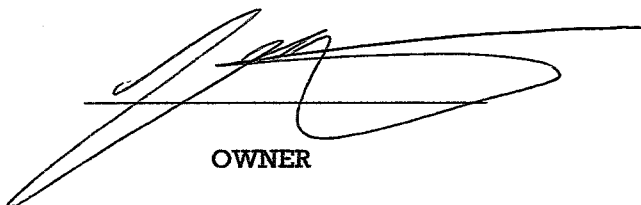
IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,

SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK 2104 AND LOT 6 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY

DYLAN DRUMMOND  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires  
August 13, 2025



OWNER

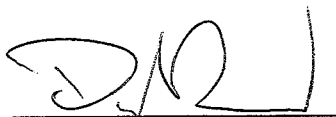
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Bartosz Agas

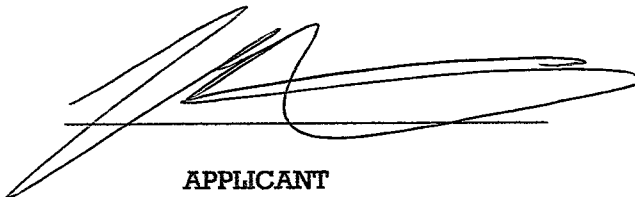
OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON

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 16th DAY OF November  
2023.



NOTARY

DYLAN DRUMMOND  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires  
August 13, 2025



APPLICANT