

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 7/19/24

CASE # 2024-15

PROPERTY ADDRESS 36 Westover Road

BLOCK 106 LOT 16 ZONE C-2

APPLICANT'S NAME Soterios (Sam) Sfyris

PHONE # 914-760-5407 CELL PHONE # _____

EMAIL samsfyris@gmail.com

PROPERTY OWNER'S NAME Soterios Sfyris + Kristen DesRosiers-Sfyris

PROPERTY OWNER'S ADDRESS same as above

PROPERTY OWNER'S PHONE # " CELL # _____

PROPERTY OWNER'S EMAIL "

RELATIONSHIP OF APPLICANT TO OWNER n/A

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING: Replace existing 4' chain link fence with 6' wood fence along 52' of SE property line bordering driveway and 86' of NE property line fronting Pompton Ave, going 22' across to dwelling, 12' from the facade
CONTRARY TO THE FOLLOWING: zoning review fronting on Westover Rd.

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	_____	<u>39.42'</u>	_____
REAR YARD	_____	<u>57.6'</u>	_____
SIDE YARD (1)	_____	<u>42.1'</u>	_____
SIDE YARD (2)	_____	<u>16.8'</u>	_____

DATE PROPERTY WAS ACQUIRED 10/16/17

TYPE OF CONSTRUCTION PROPOSED:

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

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

Professional building brings excessive vehicle traffic + Pompton Ave brings excessive foot traffic. We're requesting higher fence for privacy + child safety of our newborn.

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

There is no visual obstruction of traffic by either current fence or proposed higher fence.

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 #

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name _____
 Address _____
 Phone # _____
 Fax # _____
 Email _____

Architect/Engineer: Name _____
 Address _____
 Phone # _____
 Fax # _____
 Email _____

Planner: Name _____
 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

N/A

42.1' 16.8'
39.42'

N/A

SET BACK FROM STREET

SET BACK FROM STREET

SET BACK FROM STREET

STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

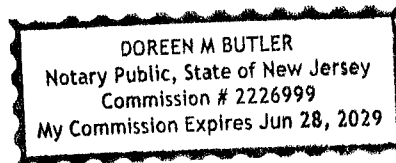
Soterios (Sam) Sfyris OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 36 Westover Rd, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Soterios (Sam) Sfyris IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS
BLOCK 106 AND LOT 16 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Doreen M. Butler

NOTARY

[Signature]

OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

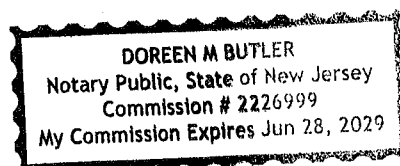
Soterios (Sam) Sfyris OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15th DAY OF June
2024

Doreen M. Butler

NOTARY

[Signature]

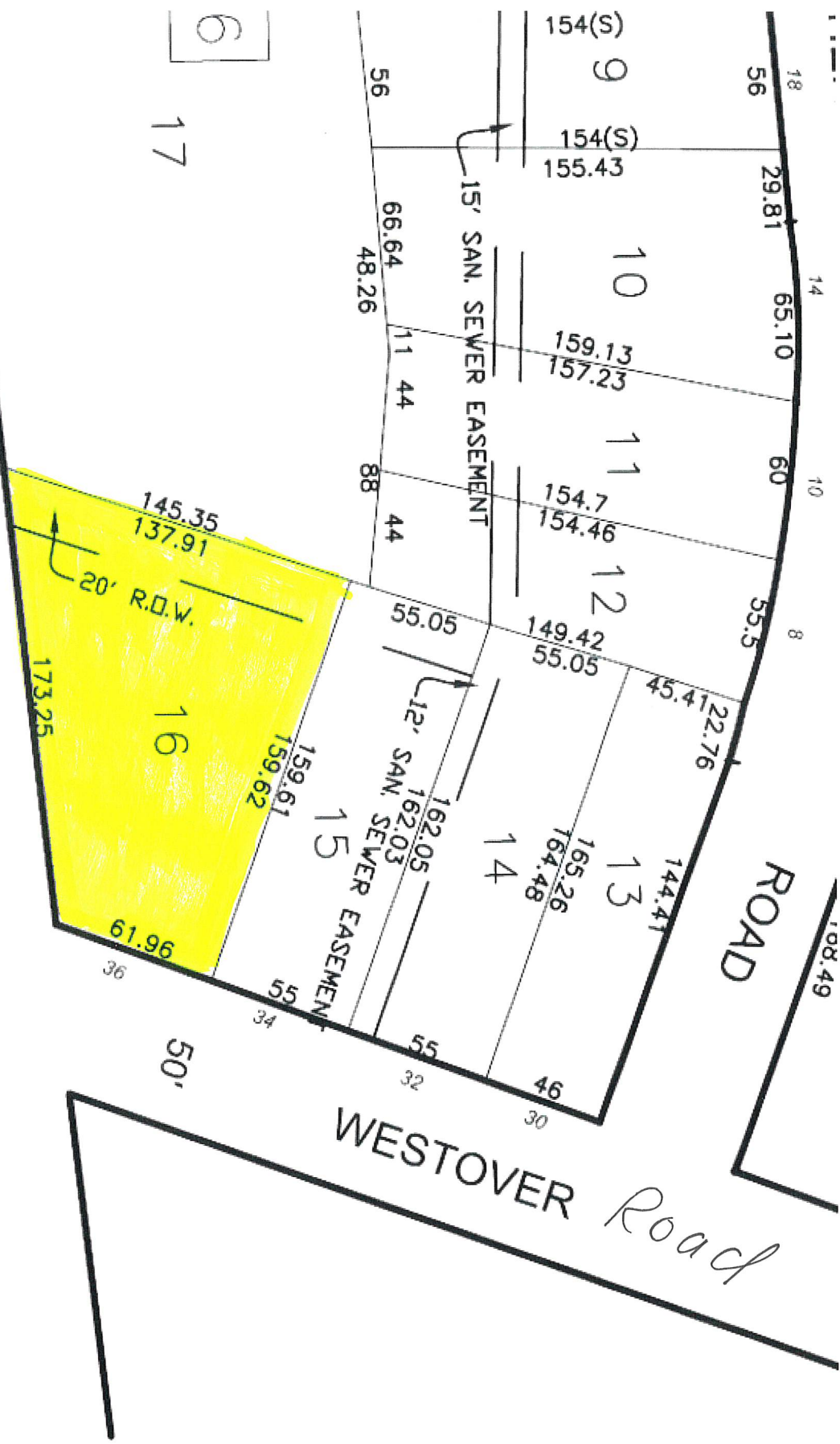
APPLICANT

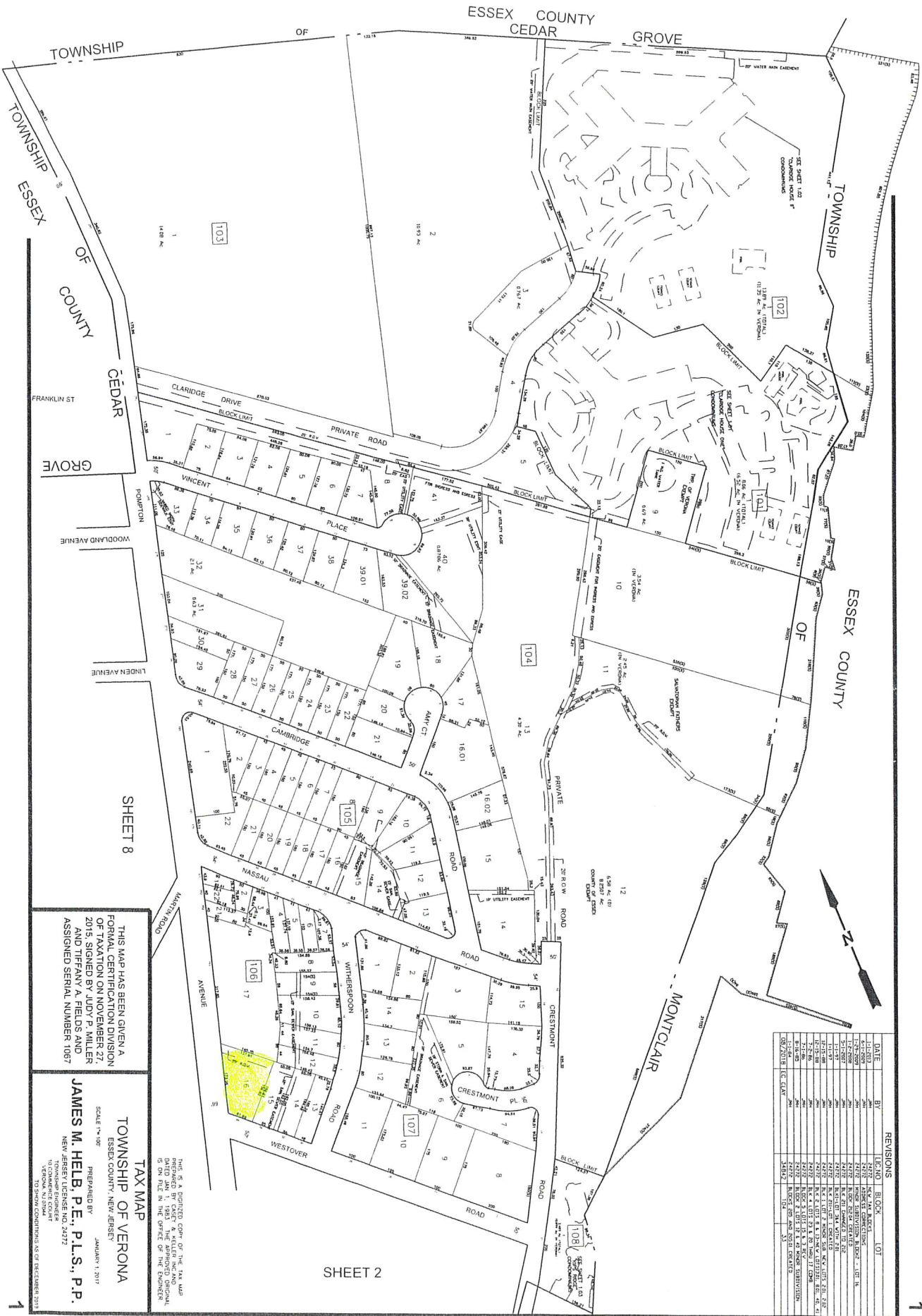


ROAD

WESTOVER Road

317.85
Pompton
AVENUE





REVISIONS			
DATE	BY	DESCRIPTION	LOT
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	101
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	102
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	103
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	104
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	105
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	106
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	107
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	108
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	109
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	110
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	111
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	112
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	113
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	114
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	115
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	116
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	117
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	118
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	119
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	120
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	121
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	122
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	123
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	124
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	125
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	126
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	127
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	128
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	129
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	130
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	131
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	132
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	133
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	134
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	135
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	136
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	137
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	138
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	139
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	140
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	141
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	142
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	143
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	144
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	145
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	146
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	147
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	148
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	149
12-1-2009	ESSEX COUNTY	ESSEX COUNTY	150

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION DIVISION
 OF TAXATION ON NOVEMBER 27,
 2013, ISSUED BY JUDITH MILLER
 AND OPENED BY JUDITH MILLER
 ASSIGNED SERIAL NUMBER 1067

TOWNSHIP OF VERONA
 SCALE 1" = 100'
 PREPARED BY JANUARY 1, 2017
 JAMES M. HELB, P.E., P.L.S., P.P.
 NEW JERSEY LICENSE NO. 2472
 TO SHOW CONDITIONS AS OF DECEMBER 2013

SHEET 2









TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
KEVIN O'SULLIVAN
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

Zoning Office **880 Bloomfield Avenue, Verona, NJ 07044** **973-857-4772**

May 24, 2024

Zoning Application #2024-058A – Denied – Fence (Bordering Driveway & Frontage on Pompton Avenue)

Applicant/Owner: **Sam Sfyris**
 36 Westover Road
 Verona, NJ 07044

Property: **36 Westover Road; Block 106, Lot 16**

Zone: **C-2 (Professional Office and Business) Zone District.**

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application (Outdated Application from 2021);
- Survey by Borrie, McDonald & Watson, signed and sealed by Richard Watson, PLS dated August 9, 2022

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking to install a 6 foot high solid wood fence along 52 feet of the SE property line bordering the driveway; 86 feet of the NE property line, fronting Pompton Avenue, going 22' across to the dwelling, 12 feet from the façade fronting on Westover Road. No other requests have been requested or shown and therefore have not been considered in this departments review.

ZONING REVIEW:

- The property is located in the C-2 (Professional Office and Business) Zone District;
- Per § 150-17.11C-2 (Professional Office and Business) Zone District, a residential dwelling is not listed as a Principal permitted use. **The existing residential dwelling is an existing non-conforming use.** No building or premises shall be erected, altered or used except for uses designated for each district as follows:
 - (1) Commercial and professional offices.

ZONING PERMIT #2024-058A --#2024-058A

Denied – Fence (Bordering Driveway & Frontage on Pompton Avenue)

- (2) Commercial schools offering instruction in dance, music, fine art and similar pursuits.
- (3) Family day-care centers.
- The residential dwelling is located on a corner lot;
- Proposed replacement of an existing 4 foot chain link fence with a six foot high, solid wood fence along 52 feet of the SE, rear property line bordering the driveway and along 86 feet of the NE property line, fronting Pompton Avenue, going 22' across to the dwelling, 12 feet from the façade fronting on Westover Road. Per § 150-7.3 Fences B - Fencing shall not exceed six feet in any yard up to the **front facade of the principal structure where said fencing shall not exceed three feet**. The dwelling is located on a corner lot and therefor has two frontages. **A Variance is required.**

ZONING DETERMINATION:

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been denied for a six foot fence as proposed above per § 150-7.3 Fences B

Please Note: An application can be made to the Verona Township Board of Adjustment for variance(s) if you so choose. The Board of Adjustment Variance Application can be found on the Verona Township Website > Committees > Board of Adjustment > Board of Adjustment Variance Application.

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

Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: Tom Jacobsen, Construction Official
Kristin Spatola, Technical Assistant