

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 2/27/24

CASE # 2024-05

PROPERTY ADDRESS 45 MONTROSE AVENUE

BLOCK 1806 LOT 8 ZONE R-50

APPLICANT'S NAME MR. & MRS. MARSCOVETRA

PHONE # 201-208-4433 CELL PHONE # 201-208-4433

EMAIL STEVE.MARS@GMAIL.COM

PROPERTY OWNER'S NAME MR. & MRS. MARSCOVETA

PROPERTY OWNER'S ADDRESS 45 MONTROSE AVENUE

PROPERTY OWNER'S PHONE # 201-208-4433 CELL # 201-208-4433

PROPERTY OWNER'S EMAIL STEVE.MARS@GMAIL.COM

RELATIONSHIP OF APPLICANT TO OWNER SAME

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
BUILD A 2 STORY ADDITON TO THE LEFT SIDE OF THE HOUSE FOR A MASTER WUITE AND GARAGE UNDER, EXPAND THE DRIVEWAY, A SECOND STORY OVER THE MAIN HOUSE AND EXPAND THE EXISTING DECK.

CONTRARY TO THE FOLLOWING:
FRONT YARD SETBACK: 30' REQD, 24.67' PROPOSED, RIGHT SIDE SETBACK, 8' REQD, 6.67' PROPOSED, COMBINED SIDE YARDS: 19.5' REQD, 15.25' PROPOSED, HEIGHT, 30' REQD, 32.25' PROPOSED, DECK SIZE, 20% REQD, 36% PROPOSED, DECK HEIGHT, 4' REQD, 6' PROPOSED, DRIVE WAY WIDTH 16' REQD, 22'-6" PROPOSED,

LOT SIZE: EXISTING 13040 PROPOSED 13040 TOTAL 13040

HIEGHT: EXISTING 25'6" PROPOSED 32'.25

PERCENTAGE OF BUILDING COVERAGE: EXISTING 10.7 PROPOSED 20.8

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 18.8 PROPOSED 30

PRESENT USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>30.8</u>	<u>24.67</u>
REAR YARD	<u>30</u>	<u>100.6</u>	<u>98.6</u>
SIDE YARD (1)	<u>8</u>	<u>39.1</u>	<u>8.5</u>
SIDE YARD (2)	<u>8</u>	<u>7.4</u>	<u>6.67</u>

DATE PROPERTY WAS ACQUIRED 2019

TYPE OF CONSTRUCTION PROPOSED:
WOOD FRAME CONSTRUCTION

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	944	0	944
FIRST FLOOR	944	0	1944
SECOND FLOOR	917	1400	2317
ATTIC	0	500	500

NUMBER OF DWELLING UNITS: EXISTING¹ _____ PROPOSED¹ _____

NUMBER OF PARKING SPACES: EXISTING² _____ PROPOSED⁴ _____

History of any previous appeals to the Board of Adjustments and the Planning Board
NONE KNOWN

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?
THE HOUSE IS SET ON AN ANGLE FROM THE SIDE PROPERTY LINES AND THE LOT DROPS TO THE REAR

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 HOUSE IS SMALL AND THERE ARE OTHER HOMES IN THE AREA THAT HAVE HAD SIGNIFICANT ADDITIONS. THIS HOUSE WILL NOT LOOK OUT OF PLACE FROM THE NEIGHBORHOOD.

History of any deed restrictions:
NONE KNOW

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 45 MONTROSE	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 **CHRISTINE L. MISEO**
Address **211 WASHINGTON CORNER ROAD, BERNARDSVILLE, NJ 07924**
Phone # **973-768-1333**
Fax # _____
Email **MISEOARCHITECT@YAHOO.COM**

Planner: Name _____
Address _____
Phone # _____
Fax # _____

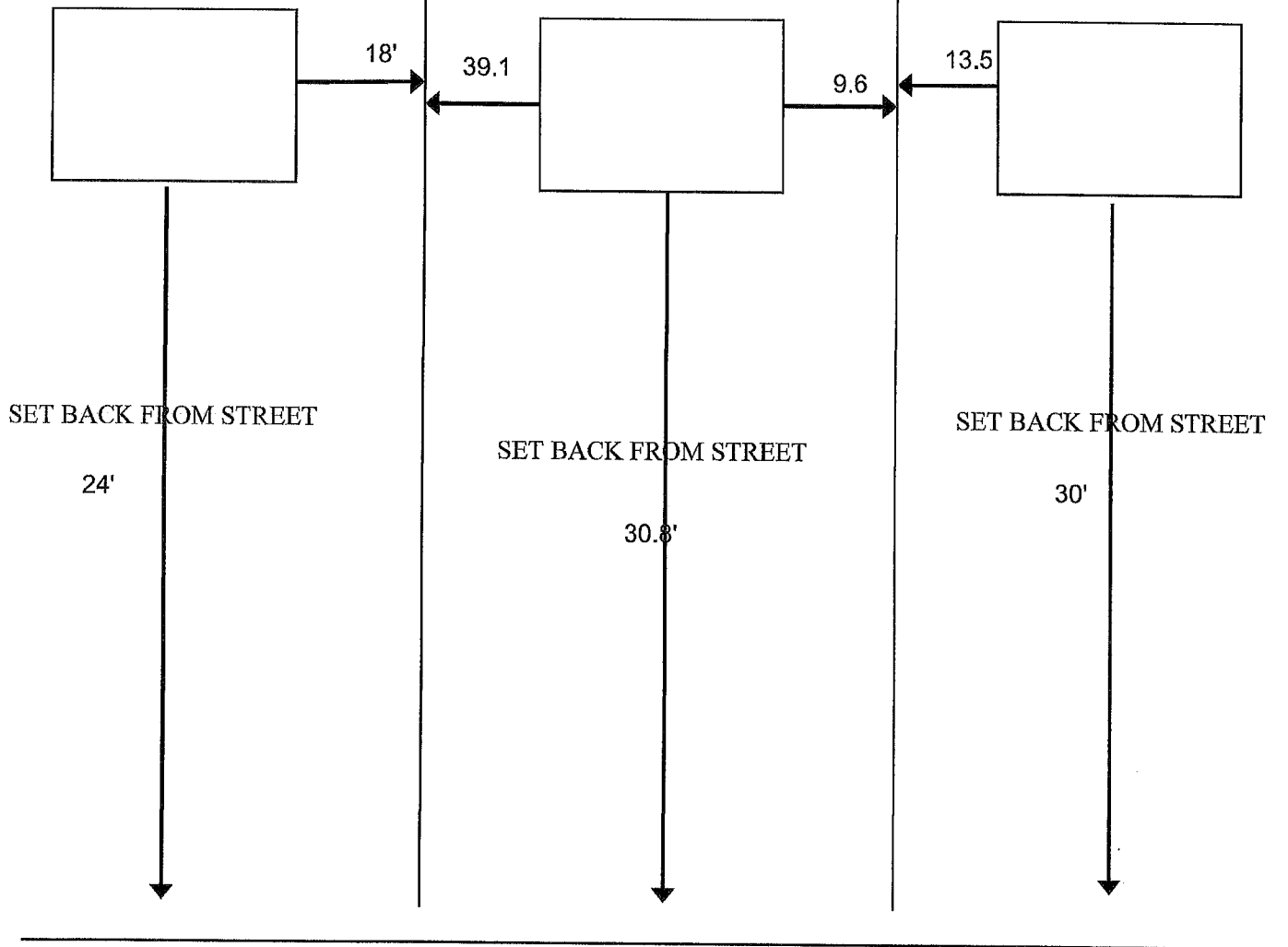
BOARD OF ADJUSTMENT APPLICATION SITE PLAN

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

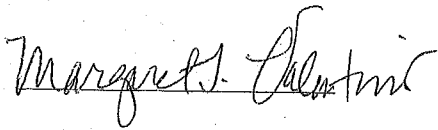


STREET

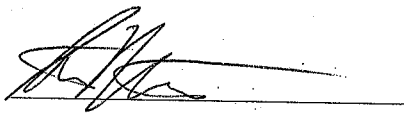
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Steven Marscovetra OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 45 Montrose Ave., IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Steven Marscovetra 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 1806 AND LOT 8 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY

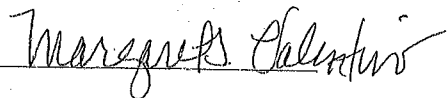


OWNER

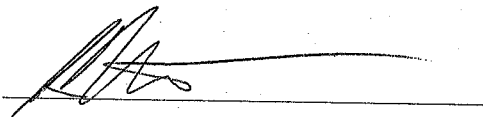
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Steven Marscovetra 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 27th DAY OF February
2024.



NOTARY



APPLICANT

Margaret J Valentino
Notary Public
New Jersey
My Commission Expires 7-27-2025
No. 50132727

Margaret J Valentino
Notary Public
New Jersey
My Commission Expires 7-27-2025
No. 50132727