

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

DATE APPLICATION 11/27/2023 CASE # 2023-17  
~~2023-197~~

PROPERTY ADDRESS 87-89 FAIRVIEW AVE

BLOCK 1502 LOT 50 ZONE R-60

APPLICANT'S NAME Nicholas Timpanaro

PHONE # \_\_\_\_\_ CELL PHONE # 973-452-7315

EMAIL nick.timpanaro@fortunetitle.com

PROPERTY OWNER'S NAME Nicholas Timpanaro

PROPERTY OWNER'S ADDRESS 89 FAIRVIEW AVE, VERONA, NJ.

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # 973-452-7315

PROPERTY OWNER'S EMAIL nick.timpanaro@fortunetitle.com

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

construct (2) two detached single car garages  
16'x20' each 320 SF.

CONTRARY TO THE FOLLOWING:

Pre-existing USE, 150-13.3A., Sideyard Variance 150-17.3 F(1),  
minimum building separation - 150-17.3 F(3), Maximum Aggregate area, 150-17.3 F(4)  
Maximum height 150-17.3 F(5)

LOT SIZE: EXISTING 20,260 SF PROPOSED 20,260 SF TOTAL 20,260 SF

HIEGHT: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

PERCENTAGE OF BUILDING COVERAGE: EXISTING 17.57% PROPOSED 20.7%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 46.6% PROPOSED 46.6%

PRESENT USE \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1) <u>South</u>	<u>8'</u>	_____	<u>3'</u>
SIDE YARD (2) <u>North</u>	<u>8'</u>	_____	<u>6.6'</u>

DATE PROPERTY WAS ACQUIRED 11/1994

TYPE OF CONSTRUCTION PROPOSED:

(2) two one-car detached garages (16'x20') 320 SF each

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 2 PROPOSED 2

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?

Pre-existing non-conforming

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

Proposed garages will match the style of the existing house

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.

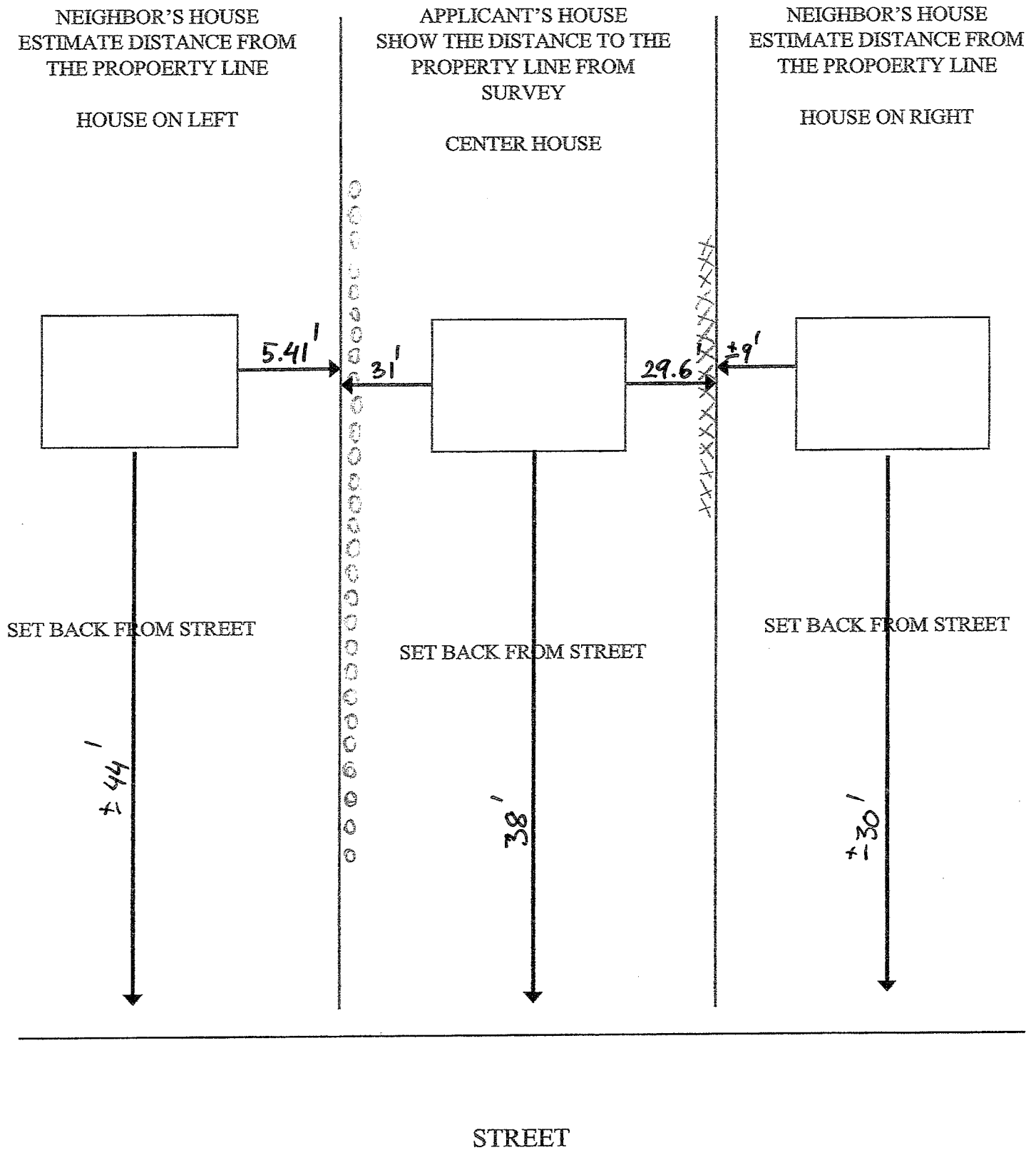
A copy of any conditional contract relating to this application must be filed with this application.

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 # _____

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES



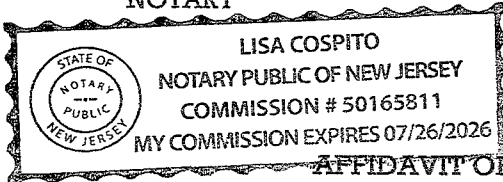
# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Nicholas Timpanaro OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 89 Fairview Ave, IN THE CITY OF  
VERONA IN THE COUNTY OF ESSEX AND STATE OF N.J. AND THAT  
Nicholas Timpanaro 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 1502 AND LOT 50 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

[Signature]  
NOTARY

[Signature]  
OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Lisa Cospito 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 27 DAY OF November  
2023.

[Signature]  
NOTARY

[Signature]  
APPLICANT

