

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 2/20/24 CASE # 2024-05

PROPERTY ADDRESS 12 Lynwood Rd. Verona, NJ 07044

BLOCK 1404 LOT 25 ZONE R-50

APPLICANT'S NAME Rachael Wagner

PHONE # 917-579-4028 CELL PHONE # 917-579-4028

EMAIL Rachwagner@gmail.com

PROPERTY OWNER'S NAME Rachael Wagner

PROPERTY OWNER'S ADDRESS 12 Lynwood Rd. Verona, NJ 07044

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # 917-579-4028

PROPERTY OWNER'S EMAIL Rachwagner@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install 12' x 24' inground pool, patio, and pool equipment

CONTRARY TO THE FOLLOWING:

150.7.5A (exceeds min. side + rear setback) - 10ft required, requesting 6.7' for side and 7' for rear

150.7.5A (exceeds min. ~~accessory~~ principle building setback) 10ft required, requesting 7ft.

150.5.3C (6) (exceeds min property line setback - 5ft) 4.7' requested for patio

150.17.5F(4) exceeds max coverage for accessory structure, max 15%, requesting 38.8%

LOT SIZE: EXISTING 6,042 sq. ft. PROPOSED \_\_\_\_\_ TOTAL \_\_\_\_\_

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

PERCENTAGE OF BUILDING COVERAGE: EXISTING 1.013 sq. ft. PROPOSED \_\_\_\_\_

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 31.5% PROPOSED \_\_\_\_\_

PRESENT USE Single Family Dwelling PROPOSED USE \_\_\_\_\_

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	<u>10'</u>	_____	<u>7'</u>
SIDE YARD (1)	<u>10'</u>	_____	<u>6.7'</u>
SIDE YARD (2)	<u>10'</u>	_____	_____

DATE PROPERTY WAS ACQUIRED 4/27/2006

TYPE OF CONSTRUCTION PROPOSED:

Inground pool + patio

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
N/A 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?

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

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 Michael T. Cannon  
Address 1466 Rt 88 W. Suite B2 Brck, NJ 08724  
Phone # 732-458-0003  
Fax # 732-458-1103  
Email \_\_\_\_\_

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

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

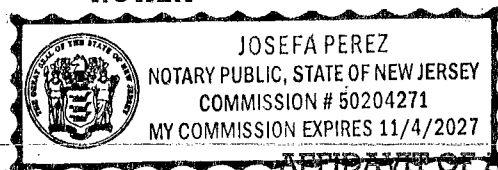
Rachael Wagner OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 12 Lynwood Rd., IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT  
Rachael Wagner IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,  
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK 1404 AND LOT 25 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

*Josefa Perez*

NOTARY

*Rachael Wagner*

OWNER



~~AFFIDAVIT OF APPLICANT~~

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Rachael Wagner 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 20<sup>th</sup> DAY OF February  
2021

*Josefa Perez*

NOTARY

*Rachael Wagner*

APPLICANT

