

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 08/04/2025

CASE # 2025-11

PROPERTY ADDRESS 24 South Prospect, Verona, NJ 07044

BLOCK 1607 LOT 47 ZONE R-60

APPLICANT'S NAME Evan Scott - EScott Architects

PHONE # 973-552-8886 CELL PHONE # 973-567-0149

EMAIL evan@escottarchitects.com

PROPERTY OWNER'S NAME John Sampers

PROPERTY OWNER'S ADDRESS 24 South Prospect Street, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973-945-0684 CELL # _____

PROPERTY OWNER'S EMAIL jsampers@sfladvisors.com

RELATIONSHIP OF APPLICANT TO OWNER Architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

The owner would like to convert his existing detached garage into an office where he will conduct his business. It will be himself working with a part time secretary and occasional meetings on the premises.

CONTRARY TO THE FOLLOWING:

Garages are meant to only be used for storage and car parking. We wish to use the space for a home office that is a little more than just a space for the homeowner to work after hours.

LOT SIZE: EXISTING 16,714 sf PROPOSED 16,714 sf TOTAL 16,714 sf

HIEGHT: EXISTING 16'-2" PROPOSED 16'-2"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 16.25 PROPOSED 16.29

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 33.93 PROPOSED 33.93

PRESENT USE Residential

PROPOSED USE Residential / Office

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'-0"</u>	<u>29.65'</u>	<u>29.65'</u>
REAR YARD	<u>10'-0"</u>	<u>29.45'</u>	<u>29.45'</u>
SIDE YARD (1)	<u>8'-0"</u>	<u>4.18'</u>	<u>4.18'</u>
SIDE YARD (2)	<u>10'-0"</u>	<u>23.12'</u>	<u>23.12'</u>

DATE PROPERTY WAS ACQUIRED 07/08/2025

TYPE OF CONSTRUCTION PROPOSED:

Wood frame and stucco facade

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

None

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	n/a	n/a	n/a
FIRST FLOOR	691	691	691
SECOND FLOOR	n/a	n/a	n/a
ATTIC	n/a	n/a	n/a

NUMBER OF DWELLING UNITS: EXISTING¹ PROPOSED¹

NUMBER OF PARKING SPACES: EXISTING⁴ 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 garage is far removed from the front street and adjacent neighbors. There will be minimal cars and additional people on site. Two houses away is a mixed use business and residential on both sides of the street.

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 change to the existing exterior structure or facade other than windows. The look and proportion of a garage will be maintained. The business that will be done out of the garage is mostly remote work with some meetings happening infrequently. There are other businesses that are on the street in close proximity to this house.

History of any deed restrictions:

None known

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 Alan Trembulak - MRLG

Address 363 Bloomfield Ave, #2C, Montclair, NJ 07042

Phone # 973-744-2100

Fax # _____

Email atrembulak@montclairlaw.com

Architect/Engineer:

Name EScott Architects

Address 28 Arlington Ave, Caldwell, NJ 07006

Phone # 973-552-8886

Fax # _____

Email evan@escottarchitects.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

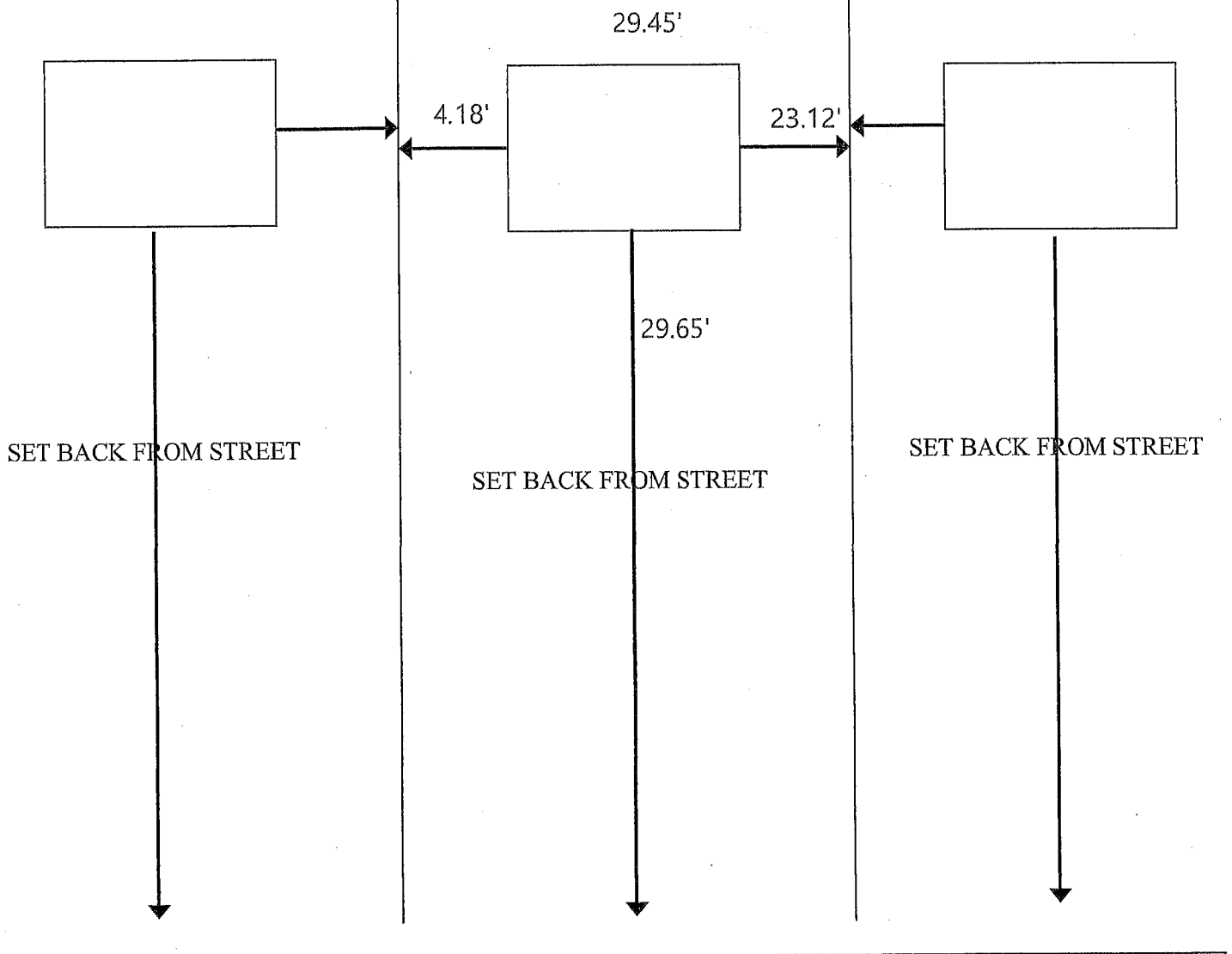
HOUSE ON LEFT

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

John Sampers

_____ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 24 S Prospect Street, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT

John Sampers

_____ 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 1607 AND LOT 47 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Sameer

NOTARY

[Signature]

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Evan Scott

_____ 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 4 DAY OF August

2025.

[Signature]

NOTARY

[Signature]

APPLICANT

ROSHNI PARIKH
Commission # 50221101
Notary Public, State of New Jersey
My Commission Expires
April 29, 2029

SAMIA IBRAHIM
Notary Public, State of New Jersey
Comm. # 50220028
My Commission Expires 03/19/2029

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AUTHORIZATION

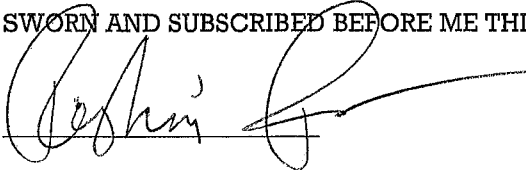
IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

Evan Scott

IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 4 DAY OF August 2023



NOTARY



APPLICANT

ROSHNI PARIKH
Commission # 50221101
Notary Public, State of New Jersey
My Commission Expires
April 29, 2023