

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

DATE APPLICATION 05/28/2026

CASE # \_\_\_\_\_

PROPERTY ADDRESS 111 Hillside Ave, Verona, NJ 07044

BLOCK 2006 LOT 14 ZONE R-50

APPLICANT'S NAME Evan Scott

PHONE # 973-552-8886 CELL PHONE # 976-567-0149

EMAIL evan@escottarchitects.com

PROPERTY OWNER'S NAME Kate Fila-Stillings & Tim Stillings

PROPERTY OWNER'S ADDRESS 111 Hillside Avenue, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973-870-8171 CELL # 973-870-8171

PROPERTY OWNER'S EMAIL katefila.still@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Provide a rear second floor addition for a new bathroom over the existing first floor kitchen area. The new addition would be within the line of the first floor.

CONTRARY TO THE FOLLOWING:

~~The existing house sits over the required side yard property line. The new addition would encroach on the required yard setback.~~

LOT SIZE: EXISTING 6,429 PROPOSED 0 TOTAL 6,429

HIEGHT: EXISTING 29'-8" PROPOSED 29'-8"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 22.4% PROPOSED 22.4%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 56.57% PROPOSED 56.57%

PRESENT USE Single Family Residential PROPOSED USE Single Family Residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'-0"</u>	<u>28.16'</u>	<u>28.16'</u>
REAR YARD	<u>30'-0"</u>	<u>59.84'</u>	<u>59.84'</u>
SIDE YARD (1)	<u>8'-0"</u>	<u>5.09'</u>	<u>5.09'</u>
SIDE YARD (2)	<u>10'-0"</u>	<u>10.07'</u>	<u>10.07'</u>

DATE PROPERTY WAS ACQUIRED 8/15/2011

TYPE OF CONSTRUCTION PROPOSED:

Wood frame construction with stucco facade to match existing.

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	608	0	608
FIRST FLOOR	961	961	961
SECOND FLOOR	866	91	957
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING <sup>1</sup> PROPOSED <sup>1</sup>

NUMBER OF PARKING SPACES: EXISTING <sup>6</sup> PROPOSED <sup>6</sup>

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 existing house is over the existing required setback line. In order to gain an additional bathroom, the only area without increasing building footprint is over the existing kitchen. We are unable to pull the new construction back as we would not be able to access the new space.

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 proposed second-floor addition is designed directly above the existing first-floor footprint in order to minimize impacts to the property and surrounding neighborhood. The requested variance is driven by the practical hardship associated with providing functional access to the proposed bathroom layout within the constraints of the existing structure. Any alternative design solution would require a larger building addition at the first-floor level, which would increase both impervious surface coverage and total building coverage on the site. The proposed design avoids those impacts by utilizing the existing footprint and remaining under the current roof line to minimize visual impacts and preserve the character of the neighborhood and adjoining properties.

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 \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Architect/Engineer: Name EScott Architects - Evan Scott  
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

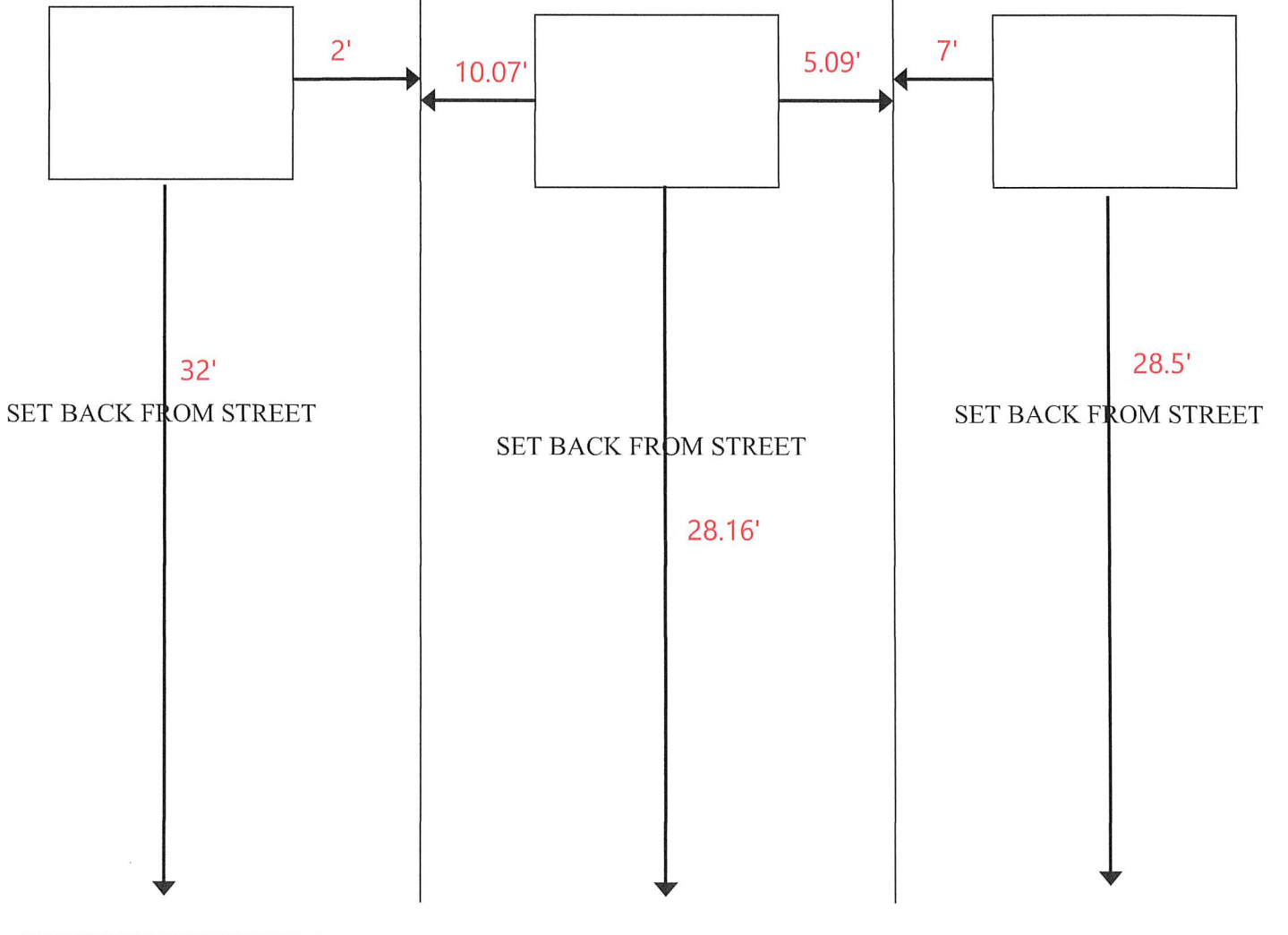
HOUSE ON LEFT

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

**TOWNSHIP OF VERONA**  
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER  
KEVIN O'SULLIVAN  
TOWNSHIP CLERK  
JENNIFER KIERNAN



DEPUTY MANAGER  
MICHAEL KRAUS  
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 27, 2026**

**Zoning Permit Application #2026-084 – DENIED – Addition**

**Applicant:**            EScott Architects  
                              Evan Scott  
                              28 Arlington Avenue  
                              Caldwell, NJ 07006

**Owner:**                Kate Fila  
                              111 Hillside Avenue  
                              Verona, NJ 07044

**Property:**            111 Hillside Avenue; Block 2006, Lot 14

**Zone:**                 R-50 (High-Density Single-Family) Zone District

**Submittals:**

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Architectural Plans by EScott Architects, LLC, signed and sealed by Evan Scott, RA, dated May 11, 2026;

**ZONING REQUEST:**

Based upon the zoning permit application, the applicant is seeking approval to construct a new second floor addition over existing first floor kitchen. No other requests have been submitted or

shown and therefore have not been considered in this departments review. This review for Zoning only.

### ZONING DETERMINATION:

- The property is located in the R-50 (High-Density Single-Family) Zone District;
- As per § 150-17.5 (1) a single family home is permitted;
- As per § 150-17.5 D. (1) Minimum lot size: 5,000 square feet, existing is 6,429 square feet – Compliant;
- As per § 150-17.5 D. (2) Minimum lot width: 50 feet; existing is 50 feet wide – Compliant;
- As per § 150-17.5 D. (3) Maximum lot coverage 30% or 1,928.7 square feet; existing is 22.4% or 1,445 square feet with no proposed change (Dwelling, Shed, Garage) – Compliant;
- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2,571.6 square feet; existing is 56.57% or 3,637 square feet with no proposed change; pre-existing non-conforming condition;
- As per § 150-17.5 E. (1) Minimum front yard setback: 30 feet; existing and proposed is 27.9 feet – pre-existing non-conforming condition;

### Addition

- Proposed is a 91 square foot second story addition over an existing first floor kitchen;
- As per § 150-13.3 B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, **provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension.**
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the NE side is 10.07 feet with no proposed change - Compliant;
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the SW side is 5.37 feet existing and proposed; expansion of a pre-existing non-conforming setback; **A Variance is needed**
- As per § 150-17.5 E (3) Minimum side yard setbacks (both): 18 feet; existing and proposed is 15.44 feet - expansion of a pre-existing non-conforming setback; **A Variance is needed;**
- As per § 150-17.5 E (5) Minimum rear yard setback: 30 feet, existing and proposed is 59.84 feet – Compliant;
- As per § 150-17.3 E (6) Maximum height (stories/feet): 2.5/30; existing dwelling is 2.5/29’8”; addition height is 21’ 4”;
- Two HVAC units, 18 square feet, existing with no additional units proposed; existing are 5 feet from the SW side yard property line – pre-existing non-conforming condition.

### Rear Yard:

As per § 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 3,275 square feet where 15% is 491.25 square feet; existing is 21.6% or 708 square feet 0 pre-existing non-conforming condition.

- The net disturbance is less than 400 square feet; Engineering / Stormwater review is not required:
- No trees are shown to be removed; Please refer to § 493-20 Protection of trees during construction.
- A proposed limit of disturbance of 5000 SF requires HEPSCD certification.

**ZONING DECISION:**

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **denied** by this office.

You may apply for to the Verona Board of Adjustment for variance relief governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary DeeDee Carpinelli [dcarpinelli@veronanj.org](mailto:dcarpinelli@veronanj.org) with any variance questions.

**Please Note:**

1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.

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

Respectfully Submitted,



**Kathleen Miesch**

Zoning Official

cc: DeeDee Carpinelli – Zoning Assistant







AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Tim Stillings and Kate Fila-Stillings OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAY, THAT DEPONENTS RESIDE AT 111 Hillside Avenue, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT Tim Stillings and Kate Fila-Stillings ARE THE OWNERS 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 2006 AND LOT 14 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

*Satish P Chhangur*  
NOTARY

SATISH P CHHANGUR  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 MY COMMISSION EXPIRES MARCH 27, 2029

*5.28.2026*

*Kate Fila-Stillings*  
*Tim Stillings*  
OWNER  
*5/28/2026*

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 29 DAY OF May 2026.

*Andrew Leeks-Andujar*  
NOTARY

*Evan Scott*  
APPLICANT

ANDREW LEEKS-ANDUJAR  
Notary Public, State of New Jersey  
Comm. # 50230939  
My Commission Expires 03/03/2030

# 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 29 DAY OF May 2026

Andrew L. A.

NOTARY

[Signature]

APPLICANT

ANDREW LEEKS-ANDUJAR  
Notary Public, State of New Jersey  
Comm. # 50230939  
My Commission Expires 03/03/2030