

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 4/27/26 CASE # 2026-15
 PROPERTY ADDRESS 17 Douglas Place Verona NJ 07044
 BLOCK 201 LOT 46 ZONE R50
 APPLICANT'S NAME Nicholas Gaviria
 PHONE # 201-400-3736 CELL PHONE # 862-208-9866
 EMAIL gaviria.nicholas@gmail.com
 PROPERTY OWNER'S NAME Nicholas & Gianna Gaviria
 PROPERTY OWNER'S ADDRESS 17 Douglas Place Verona NJ 07044
 PROPERTY OWNER'S PHONE # Same CELL # Same
 PROPERTY OWNER'S EMAIL Same
 RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

150-17.5D4 Install HVAC unit

CONTRARY TO THE FOLLOWING:

existing lot coverage 62.4% or 2809.44
62.6% or 2817.44 proposed over allotted lot coverage

LOT SIZE: EXISTING 4500 PROPOSED same TOTAL 4500

HIEGHT: EXISTING _____ PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED _____

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 2809.44^{62.4}% PROPOSED 2817.44^{62.6}%

PRESENT USE _____ PROPOSED USE install HVAC

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>10</u>	_____	_____
REAR YARD	<u>10</u>	_____	<u>48</u>
SIDE YARD (1)	<u>8</u>	_____	<u>17</u>
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED 5/23/25

TYPE OF CONSTRUCTION PROPOSED:

install new HVAC 2 units

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 _____ PROPOSED _____

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

History of any previous appeals to the Board of Adjustments and the Planning Board

not aware of any

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

lot coverage, my house takes up most of lot coverage and therefore I cannot add my HVAC units or any additional structures

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 location of the HVAC units is 17ft from my property line. This will not interfere with my neighbors or neighborhood. there is no other spot on lot to add these units.

History of any deed restrictions:

not aware

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

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

35'

3'

20'

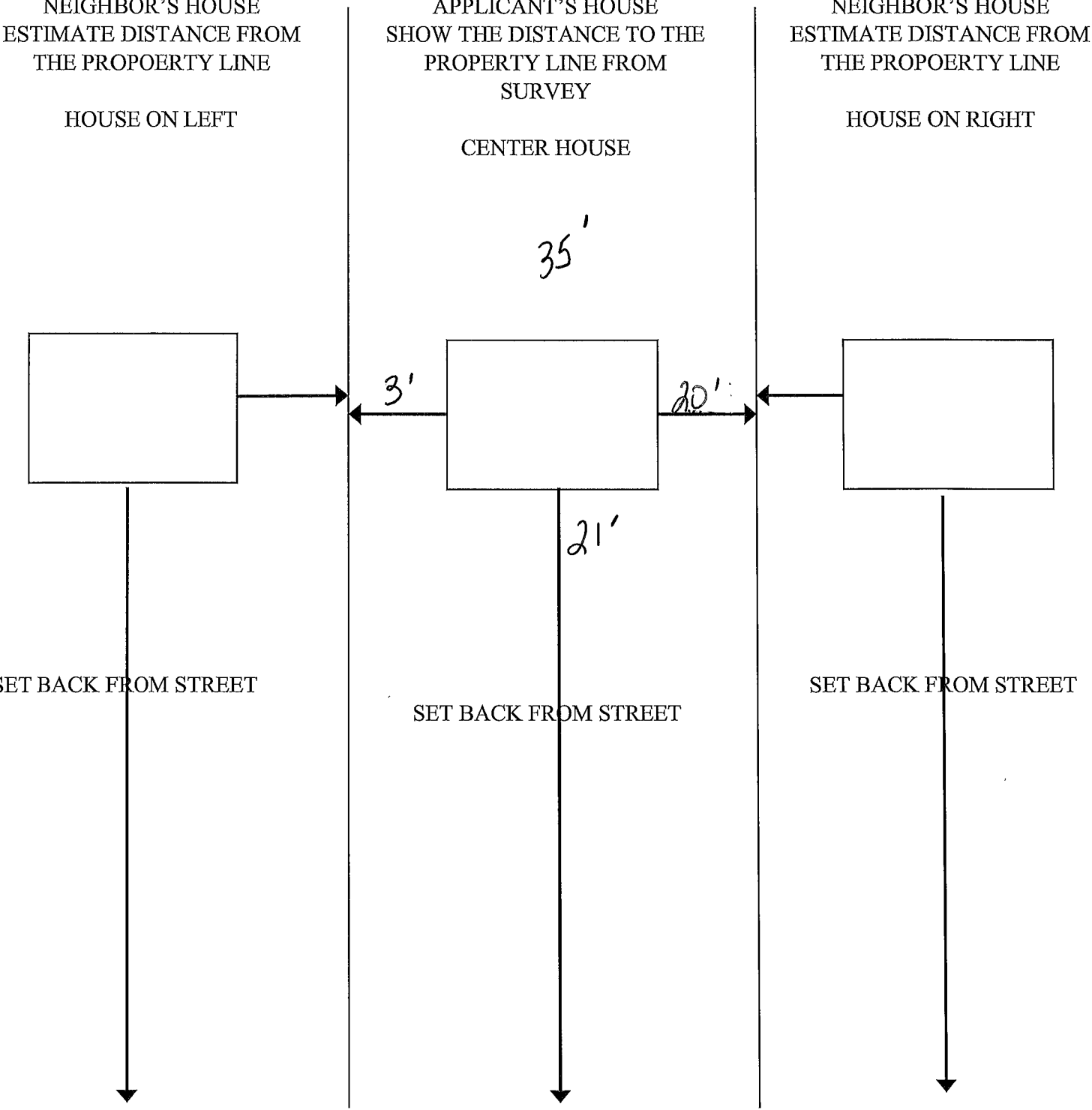
21'

SET BACK FROM STREET

SET BACK FROM STREET

SET BACK FROM STREET

STREET



#1



#2



#3



#4



#5



#6



#7



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

April 15, 2026

Zoning Permit Application #2026-041 – DENIED - HVAC

Applicant: Sal Zito Heating & Cooling
 179 Madison Street
 Paterson, NJ 07501

Owner: Gianna Gaviria
 17 Douglas Place
 Verona, NJ 07044

Property: 17 Douglas Place; Block 201, Lot 46

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

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Survey by Richard J. Hingos Inc., signed and sealed by Richard J. Hingos, Jr., PLS dated May 16, 2025 – marked up with mini-split location

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to install two condensing units. 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 4500 square feet – pre-existing, non-conforming, undersized lot;
- As per § 150-17.5 D. (2) Minimum lot width: 50 feet; existing is 45 feet wide – pre-existing, non-conforming, undersized lot width;

- As per § 150-17.5 D. (3) Maximum lot coverage 30% or 1,350 square feet; existing is 36.4% or 1,638 square feet - pre-existing, non-conforming;
- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 1,800 square feet; existing is 62.4% or 2,809.44 square feet - pre-existing, non-conforming overage on improved lot coverage; proposed is 62.6% or 2,817.44 square feet – exacerbating the pre-existing, non-conforming condition by 8 square feet – **A variance is required;**

HVAC

- (2) condensing unit is proposed in the NE side yard;
- Proposed unit is 24" x 24"; 12" off dwelling;
- Per § 150-7.13 Mechanical equipment. A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
- Per § 150-17.5 F. (1) Minimum side yard setback (one): eight feet; unit is proposed as 17 feet from the side yard;
- Per § 150-17.5 F. (2) Minimum rear yard setback: 10 feet; unit is proposed as 48 feet from the rear property line;
- Units are to be installed via manufacturers specifications;
- 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 **APPROVED** by this office.

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: Dee Dee Carpinelli – Zoning Assistant

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

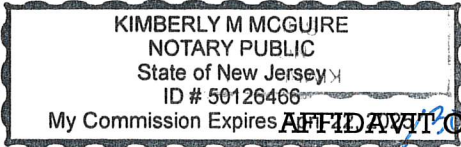
Nicholas Gauria and Gianna Gauria OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 17 Douglas Place, IN THE CITY OF
Verona IN THE COUNTY OF essex AND STATE OF New Jersey AND THAT
Nicholas Gauria and Gianna Gauria IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS
BLOCK 201 AND LOT 46 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Kimberly M. McGuire

NOTARY

Nicholas Gauria

OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Nicholas Gauria and Gianna Gauria 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 5 DAY OF May
2026

Kimberly M. McGuire

NOTARY

Nicholas Gauria

APPLICANT

