

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION April 2026

CASE # 2026-17

PROPERTY ADDRESS 39 Ostego Road

BLOCK 803 LOT 4 ZONE R 50

APPLICANT'S NAME Evan Scott - EScott Architects

PHONE # _____ CELL PHONE # _____

EMAIL _____

PROPERTY OWNER'S NAME Maureen Hedden

PROPERTY OWNER'S ADDRESS 39 Otsego Road

PROPERTY OWNER'S PHONE # _____ CELL # _____

PROPERTY OWNER'S EMAIL _____

RELATIONSHIP OF APPLICANT TO OWNER Architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Provide a second floor bedroom addition over the existing attached single car garage. The existing garage is over the side yard setback.

CONTRARY TO THE FOLLOWING:

The new addition, although it is within the existing house footprint at the side, is over the required side yard setback. It also is under the required two combined side yard setbacks.

LOT SIZE: EXISTING 7,500 SQ.FT PROPOSED 0 TOTAL 7,500 SQ.FT

HIEGHT: EXISTING 27' 1" PROPOSED 27' 1"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 1,302 SF PROPOSED 1,347 SF

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 2.657 SF PROPOSED 2.658 SF

PRESENT USE single family residential

PROPOSED USE single family residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30' 0"</u>	<u>27.9'</u>	<u>0</u>
REAR YARD	<u>30' 0"</u>	<u>76.8'</u>	<u>76.8'</u>
SIDE YARD (1)	<u>8' 0"</u>	<u>6.1'</u>	<u>6.1'</u>
SIDE YARD (2)	<u>10' 0"</u>	<u>7.2'</u>	<u>7.2'</u>

DATE PROPERTY WAS ACQUIRED 11/26/2008

TYPE OF CONSTRUCTION PROPOSED:

Wood frame construction, type 5B, and vinyl siding to match the existing. No footing or foundation required.

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	685 SQ.FT	0 SQ.FT	685 SQ.FT
FIRST FLOOR	1,136 SQ.FT	0 SQ.FT	1,136 SQ.FT
SECOND FLOOR	623 SQ.FT	169 SQ.FT	792 SQ.FT
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING¹ PROPOSED¹

NUMBER OF PARKING SPACES: EXISTING³ PROPOSED³

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 modest in width, but it has an attached garage that sits over the property line. The house is also slightly askew from the property lines. We looked at other bedroom location alternatives but required light and views would be reduced for the existing bathroom and bedroom. If we are to pull the addition back 10" to clear the setback we will reduce the interior bedroom space to very tight conditions.

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

We propose to add a small bedroom and closet off of the main second floor hallway over the existing garage. We are proposing to maintain the aesthetics of the existing home and not provide any further reduced impervious coverage. The intent of the zoning plan and ordinance are maintained because we are only requesting relief of 10" and to step this back with highlight the existing non-conformity

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:

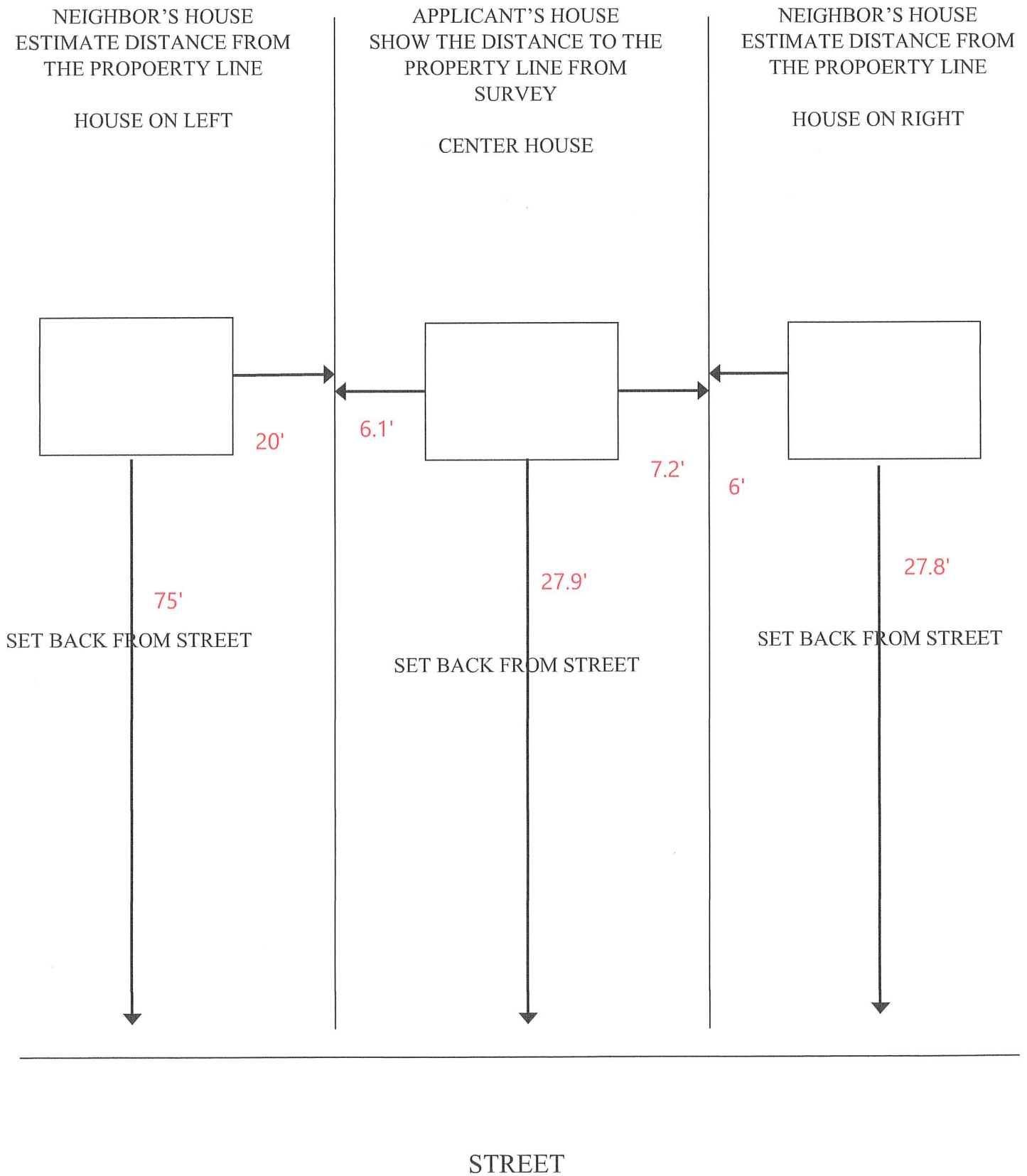
Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

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



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 26, 2026

Zoning Permit Application #2026-080– DENIED – Addition

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

Owner: **Maureen Hedden**
 39 Otsego Road
 Verona, NJ 07044

Property: **39 Otsego Road; Block 803, Lot 4**

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 April 20, 2026, last revised for permit submission May 4, 2026;

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a new second floor addition over existing garage. 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 7,500 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 2,250 square feet; existing is 17.36% or 1,302 square feet and proposed is 17.9% or 1,347 square feet – Compliant;
- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 3,000 square feet; existing is 35.4% or 2,657 square feet; proposed is 35.4% or 2,658 square feet – Compliant;
- 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 second story addition over an existing attached garage and cantilevered over the rear of the existing garage;
- 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 SE side is 6.1 feet with no proposed change; pre-existing non-conforming setback;
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the NW side is 7.2 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 13.3 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 76.8 feet – Compliant;
- As per § 150-17.3 E (6) Maximum height (stories/feet): 2.5/30; existing dwelling is 2.5/27.9; existing garage height is 16 feet from grade and proposed height of addition is 26.25 feet;
- No additional HVAC units are shown as proposed; existing AC is 9 square feet;
- 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 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.

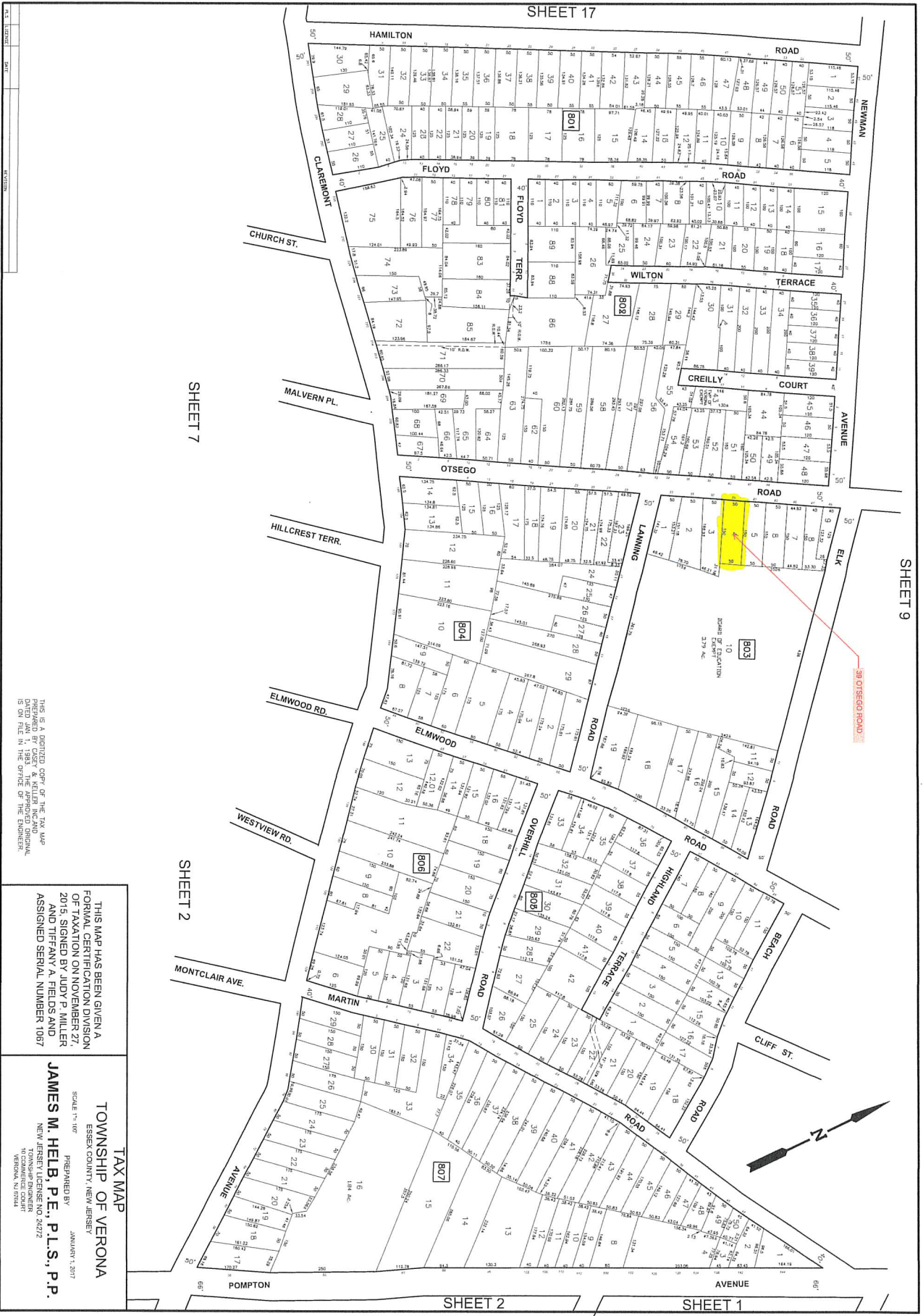
Respectfully Submitted,



Kathleen Miesch

Zoning Official

cc: DeeDee Carpinelli – Zoning Assistant



THIS IS A DIGITIZED COPY OF THE TAX MAP
PREPARED BY THE TOWNSHIP ENGINEER
DATED JAN 1, 1983. THE APPROVED ORIGINAL
IS ON FILE IN THE OFFICE OF THE ENGINEER.

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
JANUARY 1, 2017
PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
TOWNSHIP ENGINEER
VERONA, NJ 07094



