TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 5/26/26 CASE # _____

PROPERTY ADDRESS 5 Balston Drive, Verona NJ 07044

BLOCK 1801 LOT 53 ZONE R-70

APPLICANT'S NAME George Mazarakis, margaret mazarakis

PHONE # 203-206-5171 CELL PHONE # 973-735-3562

EMAIL georgemazarakis20@gmail.com

PROPERTY OWNER'S NAME George mazarakis

PROPERTY OWNER'S ADDRESS 5 Balston Drive, Verona NJ 07044

PROPERTY OWNER'S PHONE # 203-206-5171 CELL # 973-735-3562

PROPERTY OWNER'S EMAIL georgemazarakis20@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER _____

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Maintain and legalize a 16' x 19' rear/side yard deck and 6' fence associated with the rear yard improvements at the property.

CONTRARY TO THE FOLLOWING:

Relief is requested for minimum side yard setback (8' required, 4' existing/proposed) and combined height of retaining wall and fence exceeding 6'.

LOT SIZE: EXISTING 10,010 PROPOSED 10,010 TOTAL 10,010

HIEGHT: EXISTING _____ PROPOSED no change

PERCENTAGE OF BUILDING COVERAGE: EXISTING 17% PROPOSED 17%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 31.6% PROPOSED 31.8%

PRESENT USE single-family residential PROPOSED USE single-family residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	35'	40'	40'
REAR YARD	10'	16'	16'
SIDE YARD (1)	8'	4'	4'
SIDE YARD (2)	8'	19.8'	19.8'

DATE PROPERTY WAS ACQUIRED 3/28/24

TYPE OF CONSTRUCTION PROPOSED:

Existing rear yard deck and fence improvements requiring variance relief and zoning approval

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT			
FIRST FLOOR			
SECOND FLOOR			
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 2 PROPOSED 2

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

none

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

The property contains unique topographical conditions and multiple grade changes in the rear yard which limit the practical usability of the outdoor 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 deck and fence are residential improvements consistent with the character of the surrounding neighborhood. The improvements are located in the rear yard, and are substantially screened by existing landscaping and topography, and have limited visibility from the street.

History of any deed restrictions:

none

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 #_____

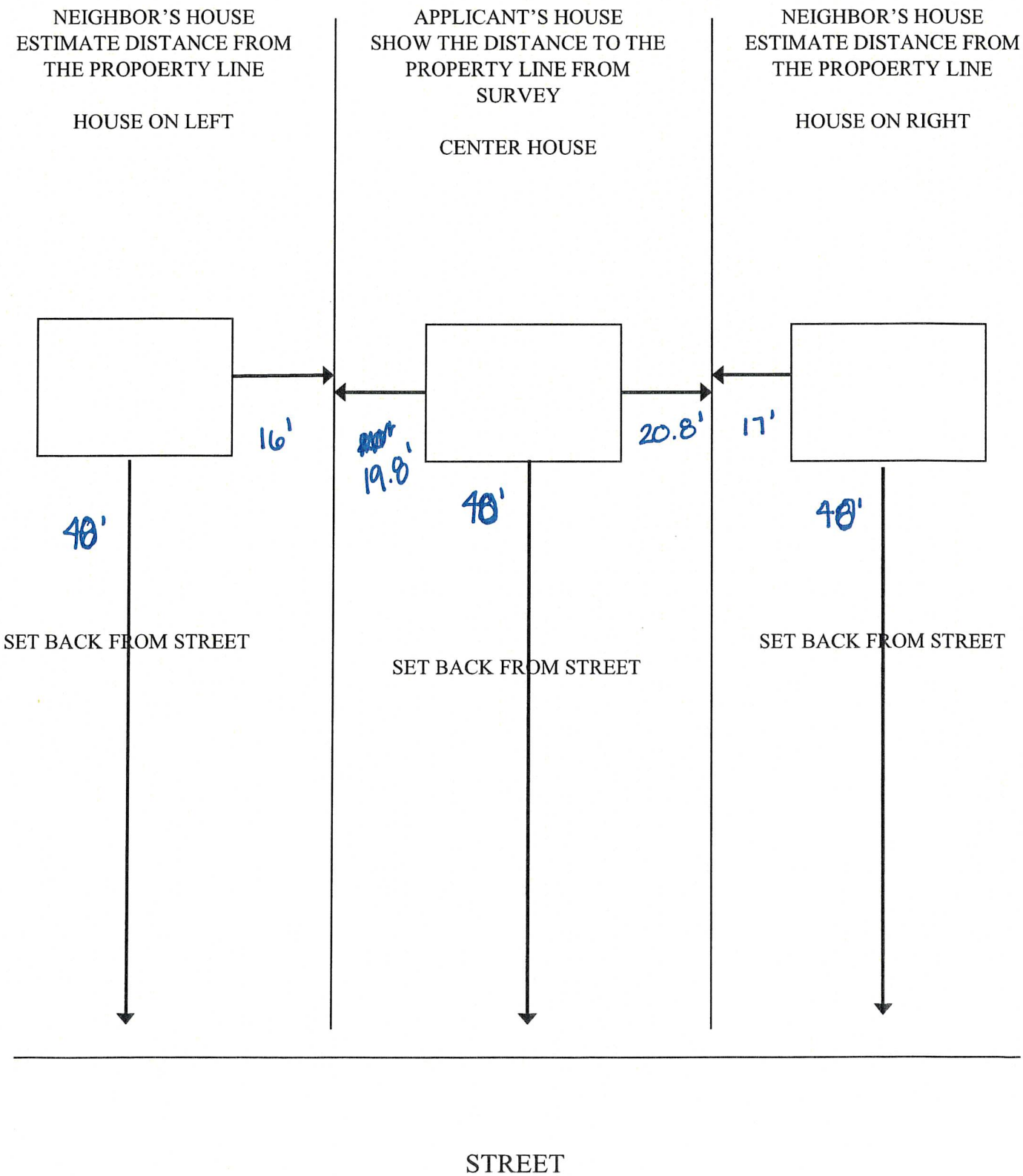
Name_____ Address_____ Phone #_____

Name_____ Address_____ Phone #_____

Name_____ Address_____ Phone #_____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES



TOWNSHIP OF VERONA

COUNTY OFESSEX, 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 8 LOOMFIELD A VENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 CO1'UMERCE COURT
VERONA, NEW JERSEY07044

Zoning Office **880 Bloomfield Avenue, Verona, NJ 07044** **973-857-4772**

May 12, 2026

Zoning Permit #2026-068 - Denied - Deck & Fence (Constructed without Permits)

Applicant/ Owner: George & Margaret Mazarakis
5 Balston Drive
Verona, NJ 07044

Property: 5 Balston Drive; Block 1801, Lot 53

Zone: R-70 (Low-Density Single-Family) Zone District

Submittals:
This office is in receipt of the following:

- Zoning Application for Residential properties;
- Survey by Matarazzo Engineering, LLC, signed and sealed by Frank Matarazzo, PE, LS, dated July 12, 2025; marked up with deck and fence location.

ZONING REQUEST:
Applicant is seeking approval for a deck and fence that were previously constructed with no approvals. No other requests have been made or shown and therefore have not been considered in this departments review.

ZONING DETERMINATION:

- The property is located in the R-70 (Low Density) Zone District;
- Per§ 150-17.2 A. (1) Single-family homes are permitted- Compliant;
- Per§ 150-17.2 D. (1) Minimum lot size: 8400 square feet where existing is 10,010 square feet - Compliant;
- Per§ 150-17.5 D. (2) Minimum lot width: 70 feet where existing is 91 feet- Compliant;
- Per§ 150-17.5 D. (3) Maximum lot coverage: 20% or 2,002 square feet; existing and proposed is 17% or 1,730 square feet - Compliant;
- Per§ 150-17.5 D. (4) Maximum improved lot coverage: 35% or 3,503.5 square feet; existing is 31.6% or 3,197 square feet; proposed is 31.8% or 3,181 square feet - Compliant;
- Per§ 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 2,639 square feet where 15% is 395.85 square feet; existing is 25.9% or 684 square feet; proposed is 25.3% or 668 square feet- decreasing the pre-existing, non-conforming condition;

	Existing SF
Steps/Concrete/Wall on SW side	95
Existing Deck & Steps	380
Patio (16 x 16)	256
Overlap of Patio & Deck	-96
Rear Wall	49
25.9%	684

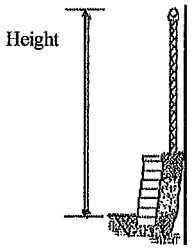
	Proposed SF
Steps/Concrete/Wall on SW side	95
Existing Deck & Steps	380
Patio (16 x 16) (256-96 overlap)	-160
Rear Wall	49
New Deck (16' x 19") w/out	304
25.31%	668

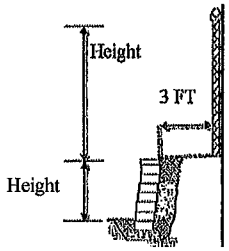
Deck:

- A 16' x 19', 304 square feet with steps (Constructed with no approvals):
  - Per§ 150-17.2 F. (1) Minimum side yard setback (one): eight feet; deck is 4 feet from the NE side property line - **A Variance is required;**
  - Per§ 150-17.2 F. (2) Minimum rear yard setback: 10 feet; 16 feet from the rear property line;
  - Per§ 150-17.2 F. (5) Maximum height (stories/feet): 11/2 stories; 15 feet; no height is shown for deck - if applicant should apply for a variance a full sketch inclusive of elevations for both the deck and fence should be submitted.

Fence:

- A 6 feet high, wood fence (Constructed with no approvals):
  - 27 feet along the NE side with 8 feet of that fencing over existing retaining wall:
  - 20 feet along the rear property line along existing retaining wall;
  - 15 feet from rear property line along existing retaining wall;
- All fences should be installed in accordance with§ 150-7.3 Fences;
- Existing wall (approved in 2025) is shown on the survey in the rear of the property, 23 feet from the NE side property line; extending 26 feet from the rear property line and 12 inches in depth; wall is in the rear yard as 5 feet in height from bottom of footing to top of wall;
- Per§ 150-2.2 A. When two structures (other than buildings) are less than three feet apart measured horizontally from one another, they shall be considered one structure. The combination of the height of the fence and the retaining wall exceeds 6 feet and therefore **a variance is required;**





ZONING DECISION:
Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **denied** by this office for Zoning only. The deck has not been approved by Zoning and not inspected by the construction department and therefore not approved for use.

The owner/applicant should be aware that a formal application requesting relief from the violated Township codes may be made to the Verona Board of Adjustment for variance governed by the MLUL and conditions pursuant to N.J.S.A. 40:55D70d. Please contact the Board Secretary, DeeDee Carpinelli regarding the variance process (973-857-4773).

Should the applicant choose to apply for a variance a full sketch inclusive of elevations for both the deck and fence should be submitted;
Should the applicant decide not to apply for a variance, the structures either need to be removed or a submission bringing the structures into compliance should be submitted to the Zoning office within 14 days of the date of this denial.

Please Note: 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

Kathleen Miesch
Zoning Official
kmiesch@VeronaNJ.org

cc: Dee Dee Carpinelli - Board Secretary/Zoning Assistant
Len Mendola - Construction Official
Kristin Spatola - Technical Assistant to the Construction Official
Renee Reynolds - Technical Assistant to the Construction Official

FRONT EXHIBITS

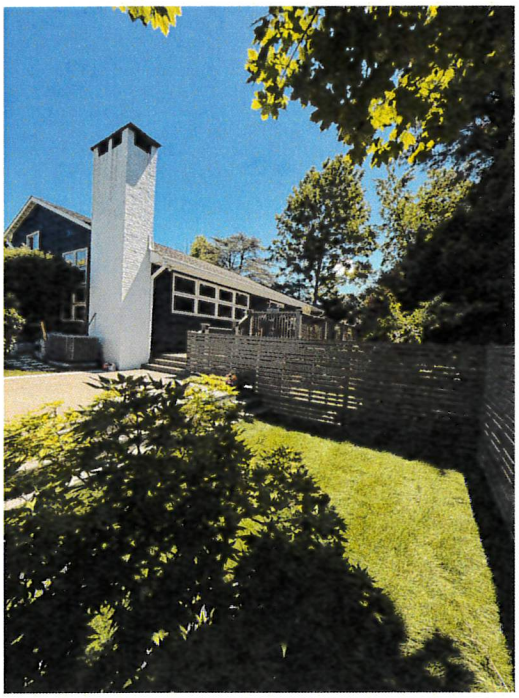
FRONT IMAGE 1

FRONT IMAGE 2

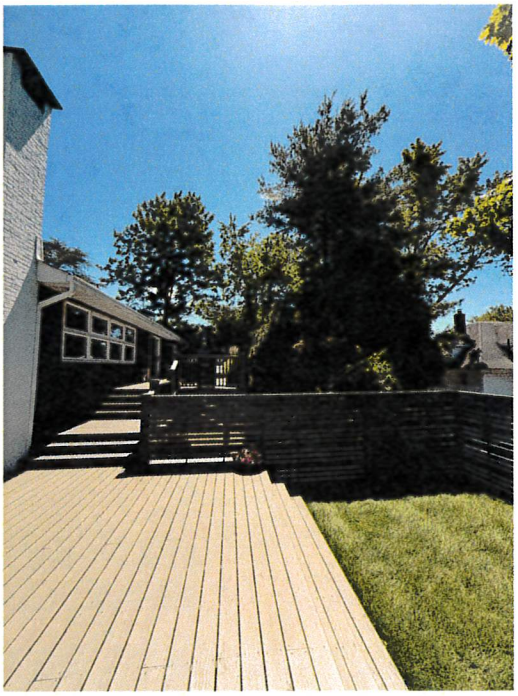
FRONT IMAGE 3

RIGHT SIDE EXHIBITS

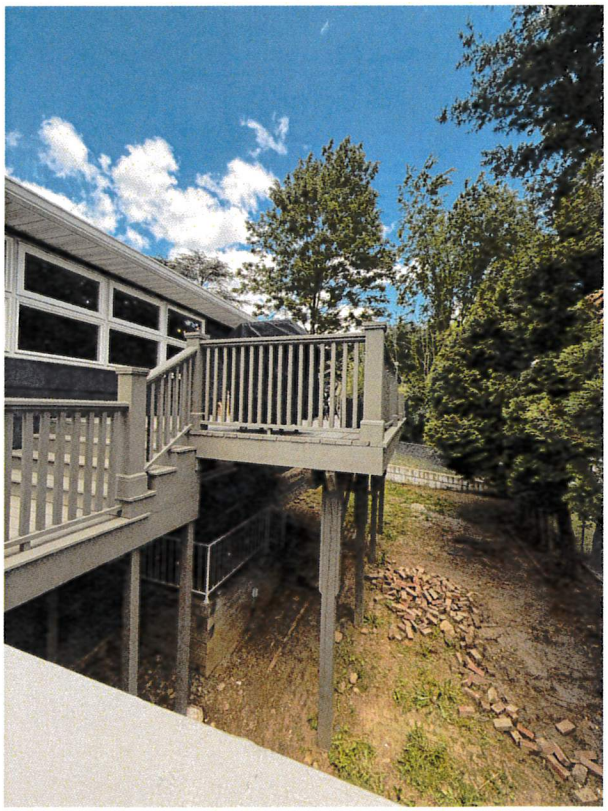
RIGHT SIDE IMAGE 1



RIGHT SIDE IMAGE 2

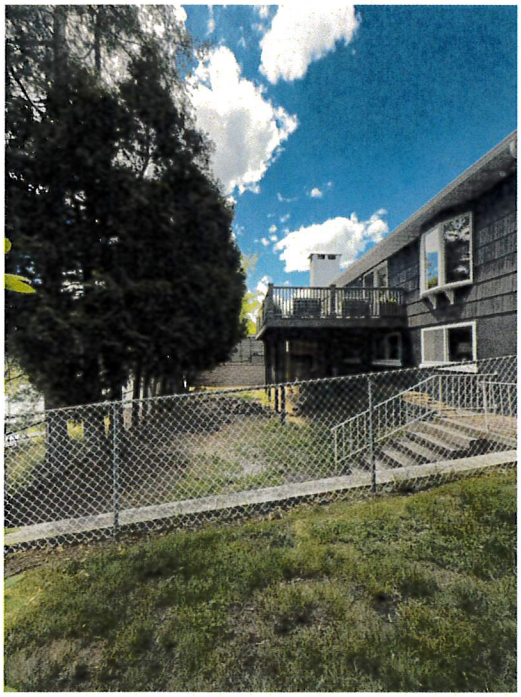


RIGHT SIDE IMAGE 3



LEFT SIDE EXHIBITS

LEFT SIDE IMAGE 1



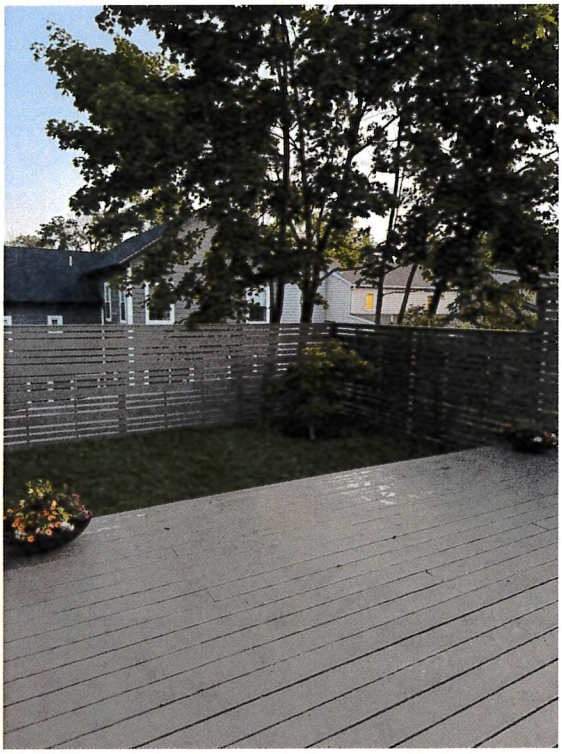
LEFT SIDE IMAGE 2

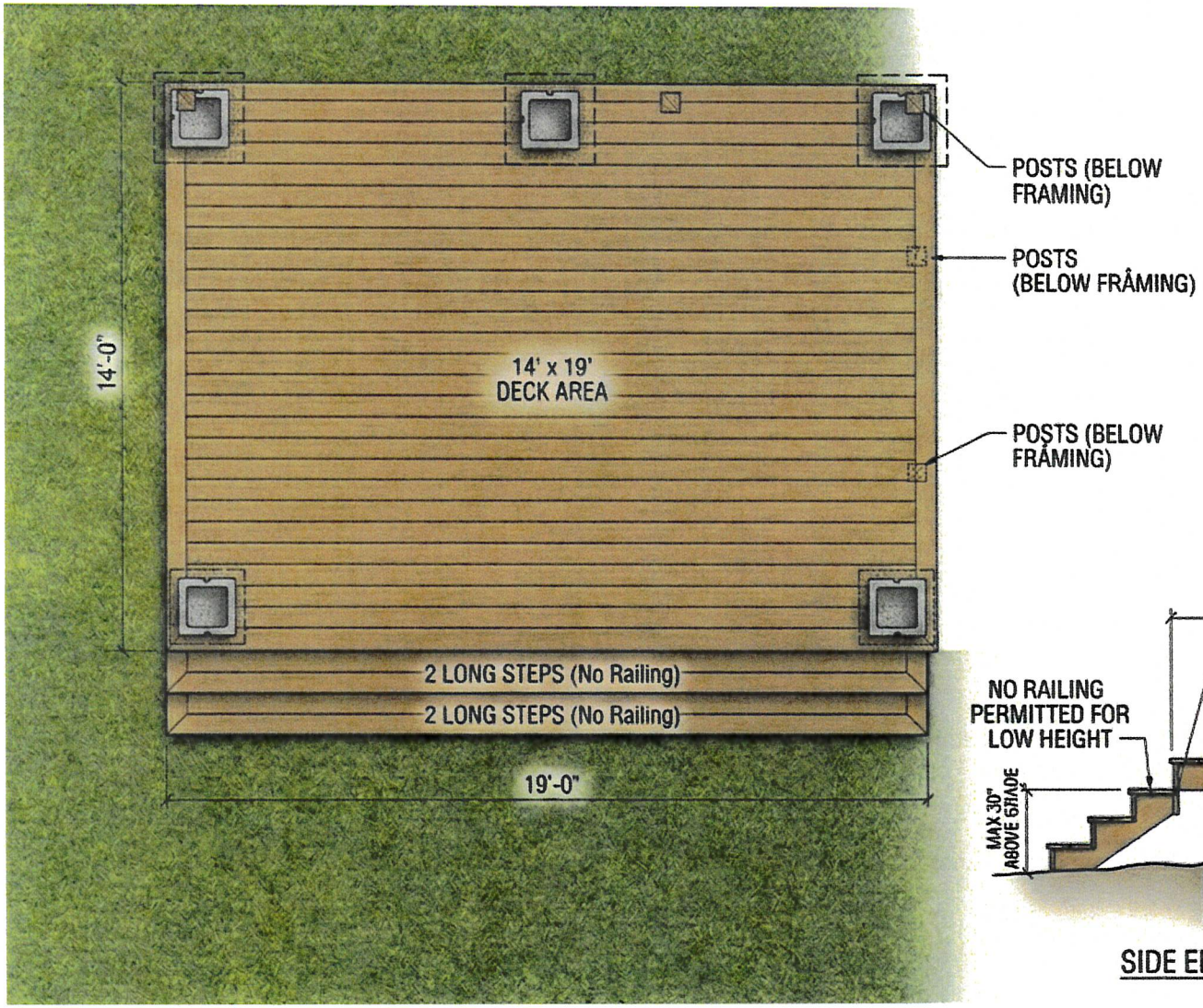
LEFT SIDE IMAGE 3

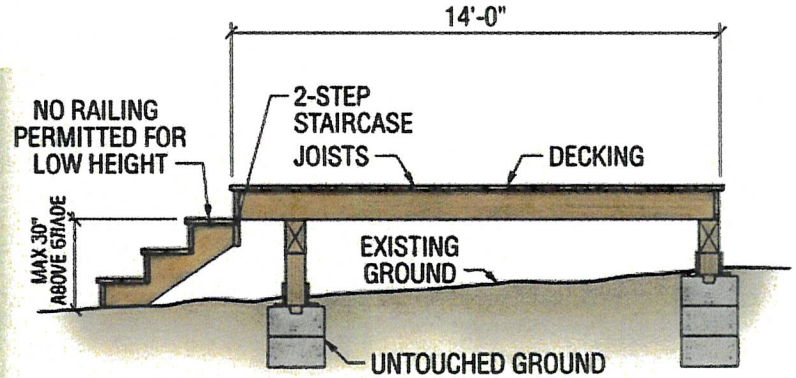
REAR EXHIBITS

REAR IMAGE 1

REAR IMAGE 2

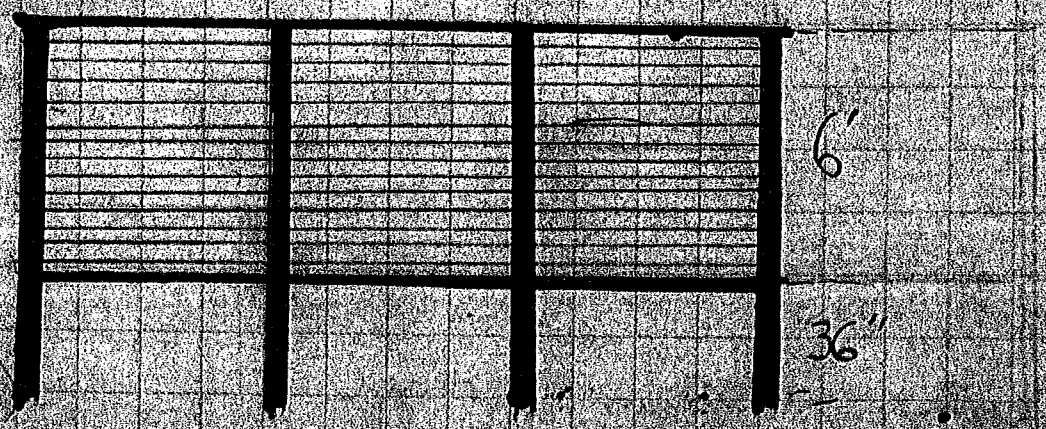




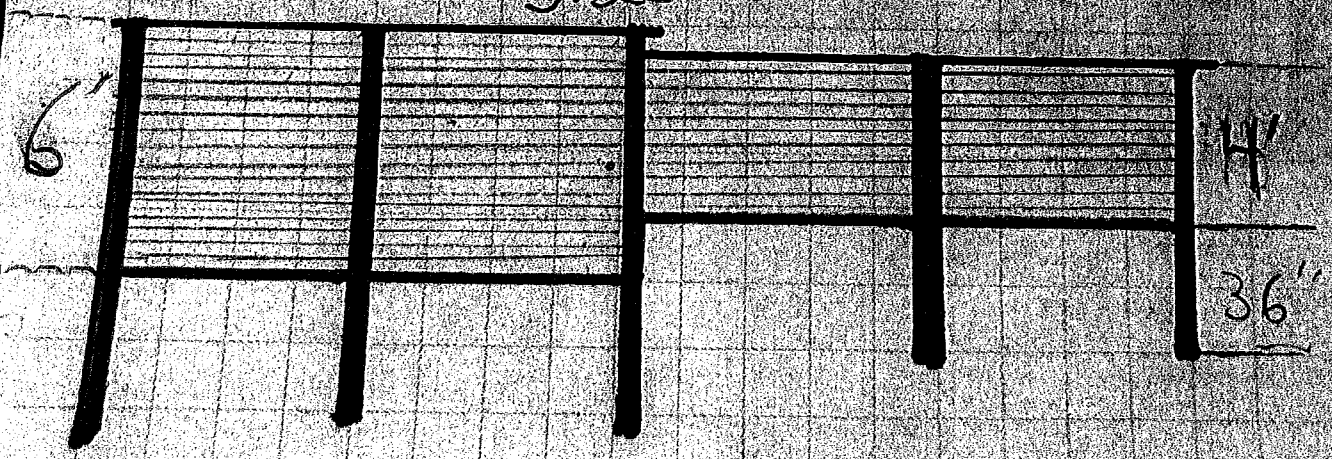


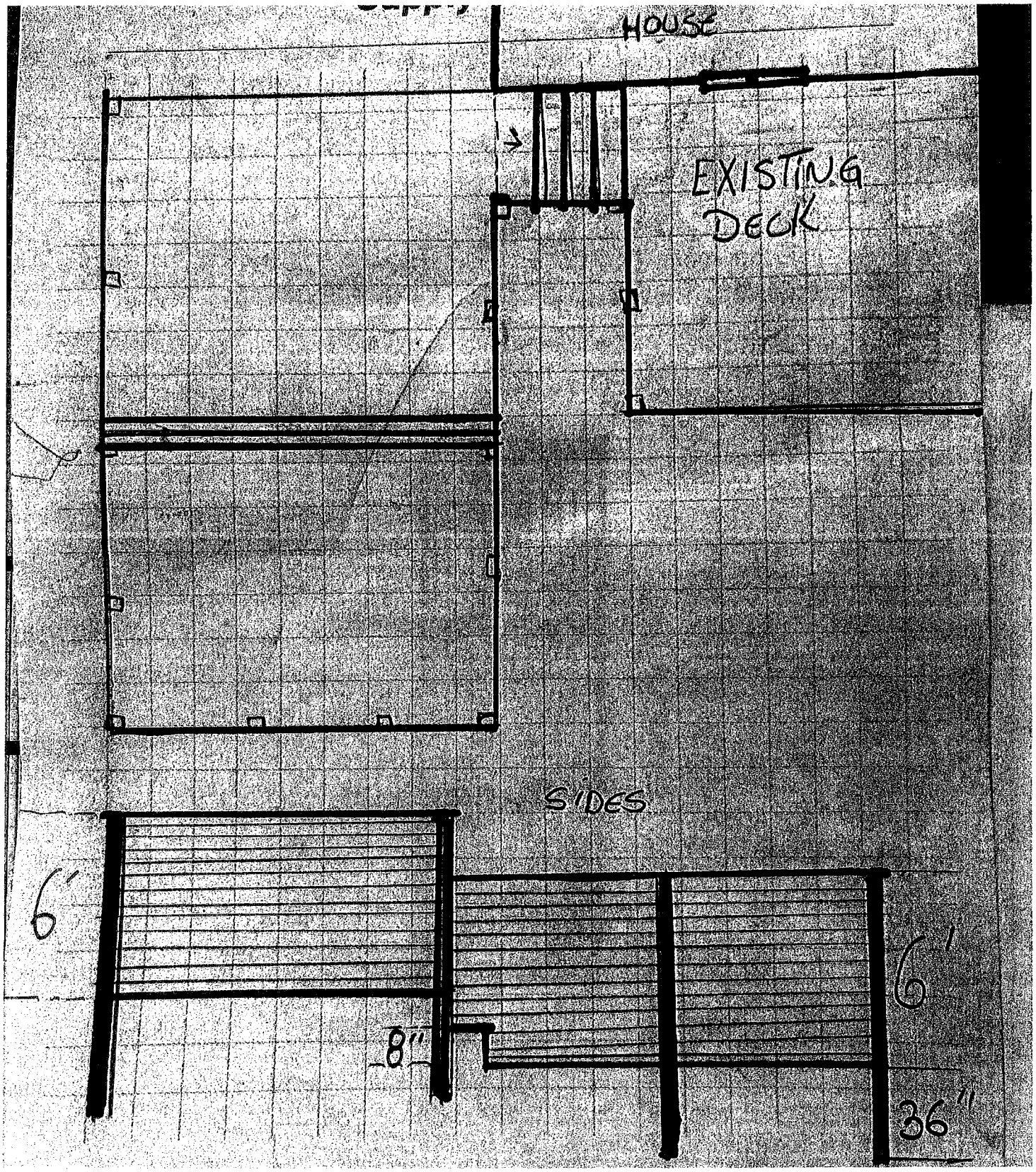
SIDE ELEVATION

BACK



SIDES




HOUSE
EXISTING DECK
SIDES
6'
8"
6'
36"

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Margaret Mazarakis OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 5 Balston Drive, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT Margaret Mazarakis 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 1801 AND LOT 53 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Kristin A. Spatola

NOTARY

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Margaret Mazarakis 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 9th DAY OF June 2026

Kristin A. Spatola

NOTARY

APPLICANT

KRISTIN A. SPATOLA
Commission # 50148659
Notary Public, State of New Jersey
My Commission Expires
January 15, 2031

KRISTINA A. CATALDO
Commission # [illegible]
Notary Public, State of New Jersey
My Commission Expires
January 15, 2021

DENIED
MAY 12 2026
By: T. Miesch

16x16 corrected

MAP REFERENCES

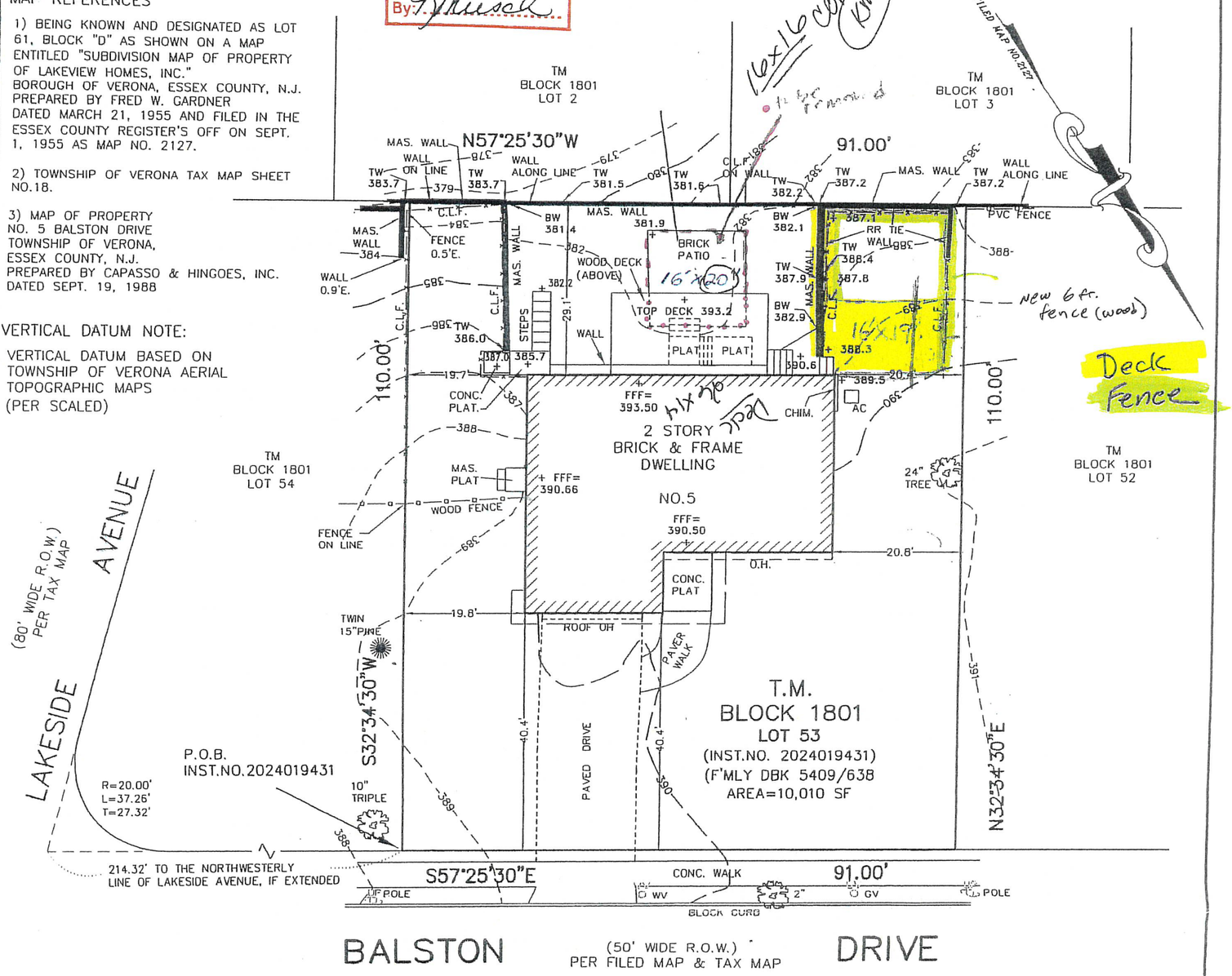
1) BEING KNOWN AND DESIGNATED AS LOT 61, BLOCK "D" AS SHOWN ON A MAP ENTITLED "SUBDIVISION MAP OF PROPERTY OF LAKEVIEW HOMES, INC." BOROUGH OF VERONA, ESSEX COUNTY, N.J. PREPARED BY FRED W. GARDNER DATED MARCH 21, 1955 AND FILED IN THE ESSEX COUNTY REGISTER'S OFF ON SEPT. 1, 1955 AS MAP NO. 2127.

2) TOWNSHIP OF VERONA TAX MAP SHEET NO.18.

3) MAP OF PROPERTY NO. 5 BALSTON DRIVE TOWNSHIP OF VERONA, ESSEX COUNTY, N.J. PREPARED BY CAPASSO & HINGOES, INC. DATED SEPT. 19, 1988

VERTICAL DATUM NOTE:

VERTICAL DATUM BASED ON TOWNSHIP OF VERONA AERIAL TOPOGRAPHIC MAPS (PER SCALED)



General Notes:

- Subsurface and environmental conditions were not examined as part of this survey.
- Wetlands location are not considered part of contractural obligations or part of this survey
- Flood plain maps were not reviewed or considered as part of this survey.
- Subject to any and all easements or restrictions either recorded or unrecorded.
- No responsibility or liability is assumed by the Surveyor for the location of underground utilities or easements not visible on the surface of the lands hereon.
- No responsibility or liability is assumed by the Surveyor for use of Survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly. This survey is invalid without the embossed seal of the Surveyor.

DRAWING DISCLAIMER

This Drawing and all information contained hereon is authorized for use only by the party for whom the work was contracted or to whom it is certified to. This Drawing may not be copied, reused, disclosed, distributed, or relied upon without the express written consent of Matarazzo Engineering, LLC. If This Drawing does not contain a raised impression seal of the undersigned professional, it is not an authorized document and may have been altered.

UTILITY NOTE:

The location of existing underground utilities as shown hereon are based on above ground structures, record drawings and actual physical locations provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the following offices should be contacted for verification of utility type and for field locations: Gas, Telephone, Electric, Water, Sewer, Cable TV, Etc.

Survey Subject To:

1) Rights or Claims of Parties in possession of land not shown by public record.

2) Easements or claims of easements not shown by public record.

3) Subsurface conditions and/or encroachments not disclosed by and instrument of public record.

4) Rights of utility companies servicing the premises.

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d).

General Notes:

Except as specifically stated or shown hereon, this SURVEY does not purport to reflect any of the following which may be applicable to the subject premises: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts which an accurate and current title search may disclose.

Except as specifically shown or stated hereon, No attempt has been made as part of this SURVEY to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

SURVEY OF PROPERTY
BLOCK 1801 LOT 53
NO.5 BALSTON DRIVE
TOWNSHIP OF VERONA
ESSEX COUNTY, NJ

SCALE	DRN BY	CHK BY	FILE No	DRAWING
1"=20'	GSO	FM	1251107	1251107-SUR

JULY 12, 2025
Date

Matarazzo Engineering, LLC
engineers surveyors planners
575 Route 46 West Fairfield, NJ 07004
Tel (973)808-8779 Fax (973)808-8789
Certificate of Authorization 24GA28051000

FRANK MATARAZZO
professional engineer & land surveyor NJ Lic 37513