

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 12/03/2025

CASE # 2026-02

PROPERTY ADDRESS 56 Floyd Road, Verona, NJ 07044

BLOCK 801 LOT 6 ZONE R-40

APPLICANT'S NAME Chris Dougherty

PHONE # 203-331-7367 CELL PHONE # _____

EMAIL cjdougherty522@gmail.com

PROPERTY OWNER'S NAME Chris Dougherty

PROPERTY OWNER'S ADDRESS 56 Floyd Road, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 203-331-7367 CELL # _____

PROPERTY OWNER'S EMAIL cjdougherty522@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Provide a two story rear and side addition for a new family room, expanded kitchen, office and new laundry area and mud room. Second floor to be a Primary Bedroom suite with bathroom and closets. Provide new dormer on the existing roof for a walk-up attic with bathroom.

CONTRARY TO THE FOLLOWING:

The proposed addition will encroach on the side yard setback of the North side and the South side. The addition and added rear deck will be over the allowed building coverage and impervious coverage. New HVAC condensers to be located in side yard.

LOT SIZE: EXISTING 5,063 SF PROPOSED 0 SF TOTAL 5,063 SF

HIEGHT: EXISTING 28'-7" PROPOSED 29'-3"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 21.43% PROPOSED 29.05%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 61.88% PROPOSED 51.53%

PRESENT USE Single Family Residence

PROPOSED USE Single Family Residence

| SET BACKS OF BUILDING: | REQUIRED | EXISTING | PROPOSED |
|------------------------|---------------|---------------|---------------|
| FRONT YARD | <u>30'-0"</u> | <u>30.14'</u> | <u>30.14'</u> |
| REAR YARD | <u>30'-0"</u> | <u>63'</u> | <u>45.95'</u> |
| SIDE YARD (1) | <u>8'-0"</u> | <u>2.6'</u> | <u>2.2'</u> |
| SIDE YARD (2) | <u>10'-0"</u> | <u>12.2'</u> | <u>3.05'</u> |

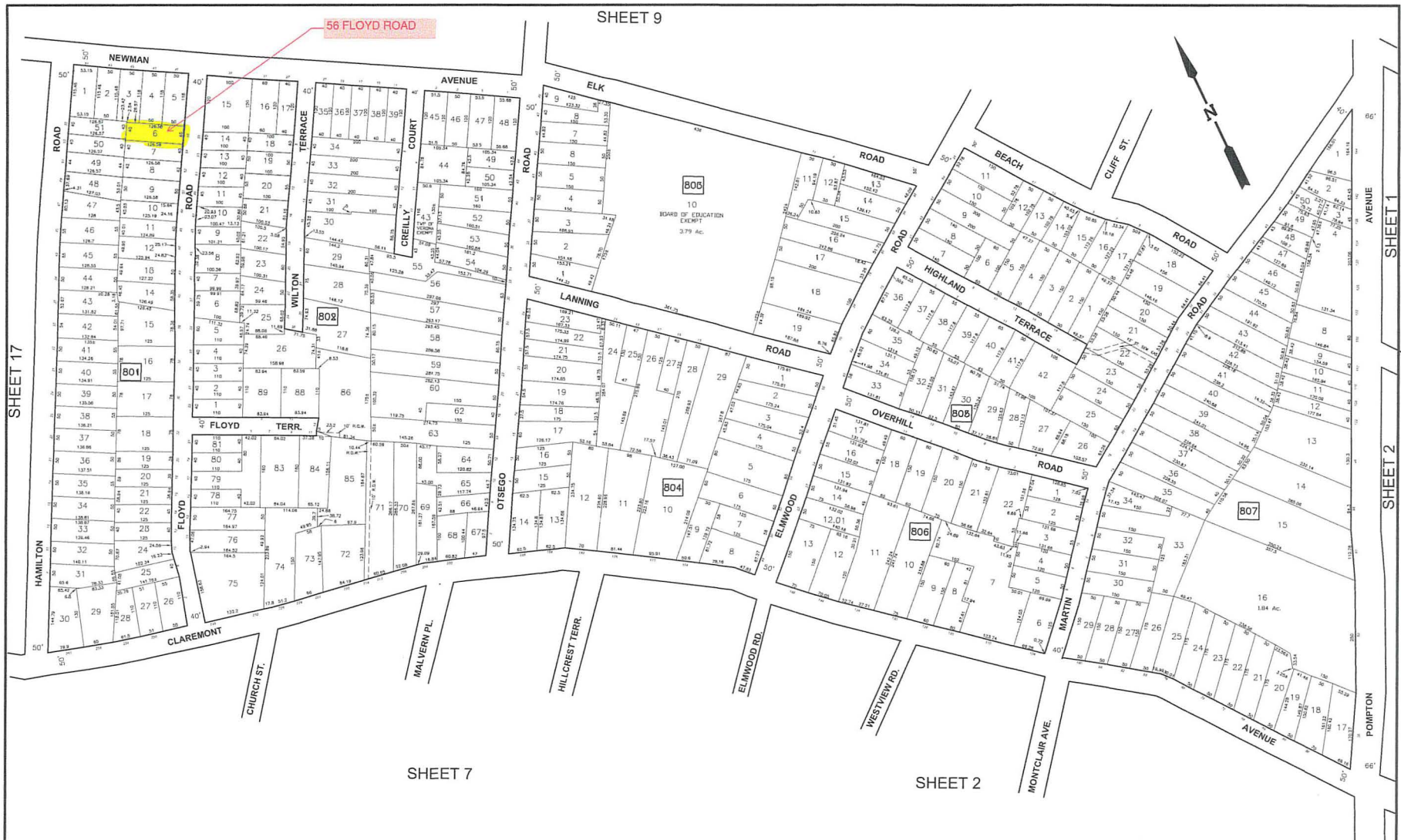
DATE PROPERTY WAS ACQUIRED 04/20/2017

Expert witness(es) that will present evidence on behalf of this application:

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

Architect/Engineer: Name Evan Scott - EScott Architects
Address 28 Arlington Ave, Caldwell, NJ 07006
Phone # 973-552-8886
Fax # _____
Email evan@escottarchitects.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____



| PLS | LOGNO | DATE | REVISION |
|-----|-------|------|----------|
| | | | |

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

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION DIVISION OF TAXATION ON NOVEMBER 27, 2015, SIGNED BY JUDY P. MILLER AND TIFFANY A. FIELDS AND ASSIGNED SERIAL NUMBER 1067

TAX MAP
TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

SCALE: 1"=100' PREPARED BY JANUARY 1, 2017
JAMES M. HELB, P.E., P.L.S., P.P.
 TOWNSHIP ENGINEER
 10 COMMERCE COURT
 VERONA, NJ 07064

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

November 24, 2025

Zoning Permit Application #2025-193– DENIED – Addition, Deck, HVAC

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

Owner: **Christopher Dougherty**
 56 Floyd Road
 Verona, NJ 07044

Property: **56 Floyd Road; Block 801, Lot 6**

Zone: **R-40 (Very-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 10/10/2025, last revised for permit submission 10/13/2025;

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a new 737 square foot rear 2 story addition with a full basement and attic; a 406 square foot deck inclusive of stairs, two HVAC units in rear yard and one HVAC unit in the attic space. 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-40 (Very-High-Density Single-Family) Zone District;
- As per § 150-17.6 (1) a single family home is permitted;
- As per § 150-17.6 D. (1) Minimum lot size: 4,000 square feet, existing is 5,063 square feet – Compliant;

- As per § 150-17.6 D. (2) Minimum lot width: 40 feet; existing is 40 feet wide – Compliant;
- As per § 150-17.6 D. (3) Maximum lot coverage 30% or 1,518.9 square feet; existing is 21.43% or 1,085 square feet and proposed is 29.05% or 1,471 square feet – Compliant;
- As per § 150-17.6 D. (4) Maximum improved lot coverage: 40% or 2,025.2 square feet; existing is 61.88% or 3,133 square feet – pre-existing non-conforming; proposed is 51.53% or 2,609 square feet – reduction of the pre-existing non-conforming;
- As per § 150-17.6 E. (1) Minimum front yard setback: 30 feet; existing and proposed is 30.14 feet – Compliant;

Addition

- As per § 150-17.6 E (2) Minimum side yard setback (one): eight feet; existing is 0.83 feet from end of arched wall to SE side property line and **2.6 feet from existing dwelling wall** to SE side property line; proposed addition is 0.83 feet from end of arched wall to SE side property line and **2 feet 2^{7/8} inches from proposed dwelling wall** to SE side property line; **A Variance is needed** as the pre-existing non-conforming 2.6 feet from existing dwelling wall is being exacerbated;
- As per § 150-17.6 E (2) Minimum side yard setback (one): eight feet; proposed addition is 12.2 feet from the NW side property line; proposed is 3.05 feet from the NW side property line – **A Variance is required**;
- As per § 150-17.6 E (3) Minimum side yard setbacks (both): 18 feet; existing is 14.8 feet from dwelling, not archway; proposed from dwelling and not archway is 5 feet 2.879 inches; exacerbating the pre-existing non-conforming setback – **A Variance is needed**;
- As per § 150-17.6 E (5) Minimum rear yard setback: 30 feet; existing is 63 feet; proposed addition is 45.95 feet – Compliant;
- As per § 150-17.6 E (6) Maximum height (stories/feet): 2.5/30; existing is 2.5/28.7 feet; proposed is 2.5/29'3" - Compliant;

Attic:

- Existing attic floor is 212 square feet; proposed 327 square feet;
 - Habitable attic calculation per Evan Scott, RA:
 - Tallest area is 7';
 - Minimum 5' height area to get reasonable square footage is 288 square feet of living habitable area;
 - The floor area of the second floor (floor immediately below) is 1,032 square feet and 1/3 of this is 344 square feet inclusive of the bathroom area although it does not count towards habitable;
- Attic per UCC is not considered a full story and is considered as ½ story.

Deck

- A 384 square feet rear deck with 22 square feet of new stairs is proposed;

- As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; deck is proposed as 3± feet from the SE side property line; 4.75± feet from the NW side property line – **Variations are required;**
- As per § 150-17.6 F (2) Minimum rear yard setback: 10 feet; deck is proposed as 34 feet from the rear property line – Compliant;
- As per § 150-17.6 F (5) Maximum height (stories/feet): 1 1/2 stories; 15 feet; deck is proposed as 4± feet from grade – Compliant;
- New steps are proposed at 8 feet wide, 2.75 feet projection into yard, 3± feet in height from grade;
- § 150-7.21 Decks. If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:
 - A. That the deck does not exceed 20% of the building footprint; dwelling footprint is proposed at 1,471 square feet where 20% is 294.2 square feet; proposed deck is 384 square feet – **Condition not met;**
 - B. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails; proposed deck is 4± feet from grade;
 - C. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter; proposed deck is within the **proposed** dwelling setback that require variations;
 - D. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line; proposed deck is 3± feet from the SE lot line and 4.75 from the NW side lot line; 34 feet from the rear lot line - **Condition not met;**
 - **Variance is required;**

HVAC

- Two HVAC units are proposed at the rear of the proposed deck; 9 square feet each;
- As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; HVAC is proposed as 3± feet from the SE side property line; 30.3 feet from the NW side property line – **A Variance is required;**
- As per § 150-17.6 F (2) Minimum rear yard setback: 10 feet; deck is proposed as 34 feet from the rear property line – Compliant;
- Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than 5 feet from the structure for which they serve; proposed HVAC units are shown as 12.25 feet from the rear of the dwelling – **A Variance is required;**

Rear Yard Coverage:

- As per § 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; yard is 1,852 square feet where 15% is 277.8 square feet; proposed is 29.2% or 541 square feet – **A Variance is required;**
- 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 HEPCD certification.

ZONING DECISION:

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

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

Respectfully Submitted,



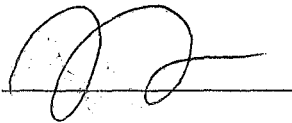
Kathleen Miesch
Zoning Official

cc: Dee Dee Carpinelli – Board Secretary

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

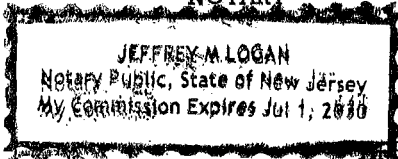
Christopher Dougherty OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 56 Floyd Road, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Christopher Dougherty IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS
BLOCK 801 AND LOT 6 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Christopher Dougherty 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 8 DAY OF December
2025.



NOTARY



APPLICANT

