

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION \_\_\_\_\_

CASE # 2020-06

PROPERTY ADDRESS 278 CLAREMONT AVE

BLOCK <sup>(178)</sup> 88.02 LOT 15 ZONE R 50

APPLICANT'S NAME JOHN GARDNER

PHONE # 973 239-4959 CELL PHONE # 973 809-2949

EMAIL GARDNER215@AOL.COM

PROPERTY OWNER'S NAME JOHN GARDNER

PROPERTY OWNER'S ADDRESS 278 CLAREMONT AVE

PROPERTY OWNER'S PHONE # 973 239-4959 CELL # 973 809-2949

PROPERTY OWNER'S EMAIL GARDNER215@AOL.COM

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Replace 6x6 wood shed with a 10x16 wood shed in rear of yard

CONTRARY TO THE FOLLOWING: B.G. 100 / 160  
5y F.1. 8' 4'  
R'y F.2 10' 4'

LOT SIZE: EXISTING 5,040 PROPOSED \_\_\_\_\_ TOTAL \_\_\_\_\_

HIEGHT: EXISTING old shed 6' PROPOSED new shed 10' 2"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 36 sqft PROPOSED 160 sqft

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

PRESENT USE 6x6 shed PROPOSED USE 10x16 shed

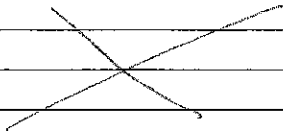
SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	<u>10'</u>	<u>FOI</u>	<u>4'</u>
SIDE YARD (1)	<u>8'</u>	<u>8'</u>	<u>4'</u>
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED 1988

TYPE OF CONSTRUCTION PROPOSED:

*10 x 16 wood framed shed*

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	_____	_____	_____

*N/A*

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

*none*

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

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

*having no garage my storage needs have increased & outgrown the 6x6 shed which has lawn equipment, snow blower, gas cans which have to be kept outside multiple tools etc. the new 10x16 shed fits in w/ neighborhood designs at 10x16 + 10' 2" height is smaller than a garage & fits my needs*

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 <i>N/A</i>	Phone # _____

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_

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

Attorney: Name \_\_\_\_\_  
Address \_\_\_\_\_ *N/A*  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Architect/Engineer: Name \_\_\_\_\_ *N/A*  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Planner: Name \_\_\_\_\_ *N/A*  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_

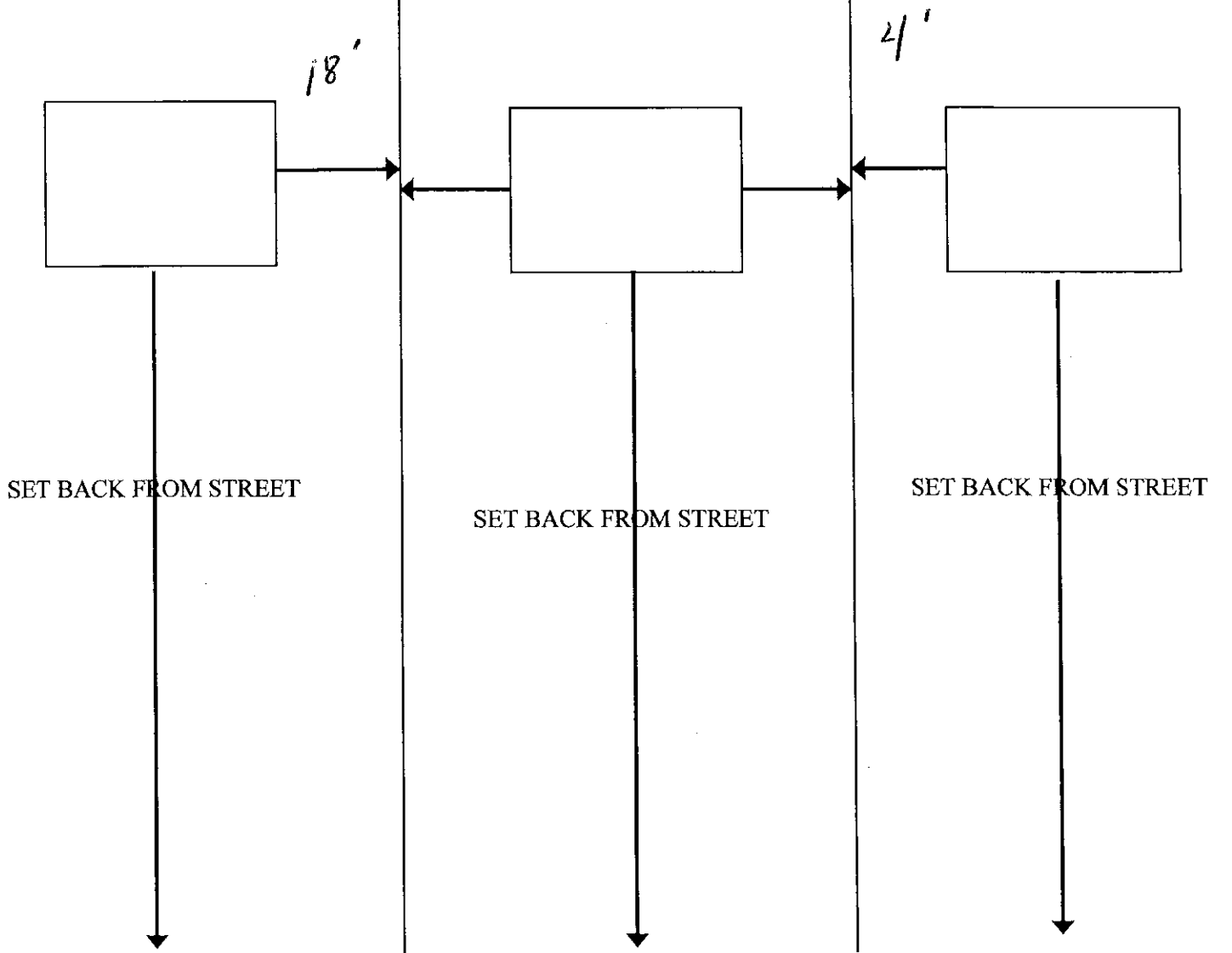
# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

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

# AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

*N/A*

\_\_\_\_\_ IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
APPLICANT

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

John Gardner OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 278 Claremont Ave., IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF N.J. AND THAT  
John Gardner 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 88.02 AND LOT 15 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Sindy Rodriguez 6/15/2020

John Gardner

NOTARY  
SINDY J. RODRIGUEZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/11/2024

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

John Gardner 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 15 DAY OF June  
2020

Sindy Rodriguez 6/15/2020

John Gardner

NOTARY

APPLICANT

SINDY J. RODRIGUEZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/11/2024



NO.	DATE	BY	REVISION
1	1/1/2017	JAMES M. HELB, P.E., P.L.S., P.P.	ISSUED

**KEY MAP**

**NOTES**  
 1. THE ABOVE, BOUNDARIES AND DIMENSIONS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY CLERK'S OFFICE AND THE TAX MAPS ON FILE WITH THE COUNTY CLERK'S OFFICE. THE TAX MAPS ARE THE MOST RECENTLY FILED MAPS AND SHOULD BE USED AS THE BASIS FOR THE DIMENSIONS AND BOUNDARIES SHOWN ON THIS MAP.  
 2. THIS IS A PORTION COPY OF THE TAX MAP AND DOES NOT REPRESENT THE ENTIRE TAX MAP. THE COMPLETE TAX MAP IS AVAILABLE FROM THE COUNTY CLERK'S OFFICE.  
 3. THIS MAP IS THE PROPERTY OF THE COUNTY CLERK'S OFFICE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COUNTY CLERK'S OFFICE.

**LEGEND**

- KEY SHEET
- 5 DETAIL SHEET NUMBER
- BLOCK NUMBER
- SHEET LIMIT
- BLOCK LIMIT
- TOWNSHIP BOUNDARY
- DETAIL SHEET
- BLOCK NUMBER
- LOT NUMBER

ISSUED CERTIFY THAT THIS MAP AND THE BOUNDARIES SHOWN THEREON ARE CORRECT AND ACCURATE AND COMPLY WITH THE MAPS ON FILE WITH THE COUNTY CLERK'S OFFICE.

JAMES M. HELB, P.E., P.L.S., P.P. NO. 24272 DATE & SEAL

THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED MAY 1, 2016

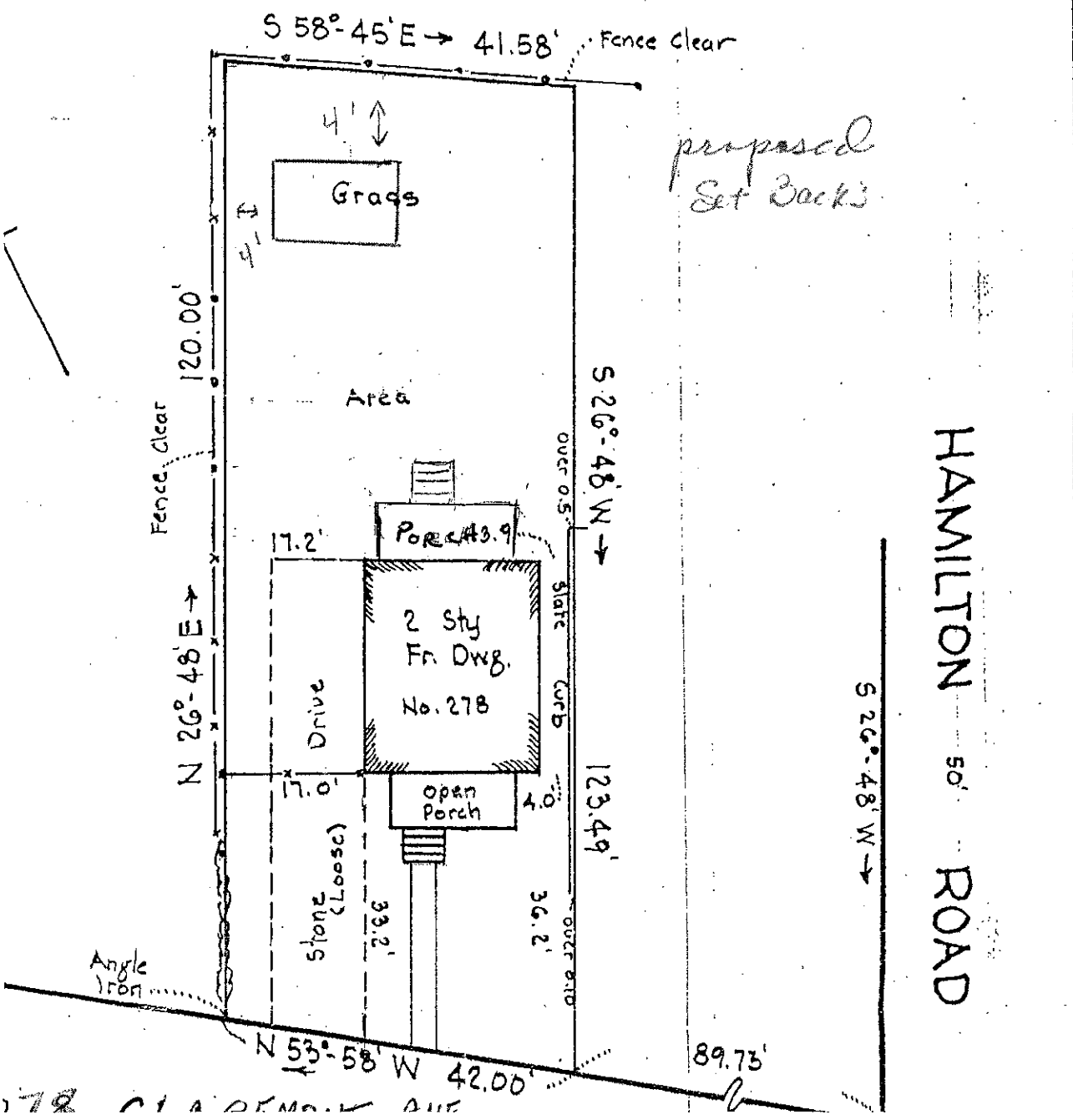
**TAX MAP**

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

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION DIVISION OF TAXATION ON NOVEMBER 27, 2016, SIGNED BY JUDY P. MILLER AND TIFFANY A. FIELDS AND ASSIGNED SERIAL NUMBER 1057

**KEY MAP**

MAP	Tax Map 1985	LOT	15	BLOCK	88.02
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HAMILTON ROAD

178 CLARKSON AVE



MAYOR  
JACK McEVOY  
DEPUTY MAYOR  
ALEX ROMAN  
COUNCILMEMBERS  
KEVIN J. RYAN  
EDWARD GIBLIN  
CHRISTINE McGRATH

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



TOWNSHIP MANAGER  
MATTHEW CAVALLO  
TOWNSHIP CLERK  
JENNIFER KIERNAN  
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

May 19, 2020

Township of Verona Zoning Dept.  
Re: Zoning Letter of Denial

Owner/Applicant: Mr. John Gardner  
278 Claremont Avenue  
Verona, NJ 07044  
Property: 278 Claremont Avenue  
Lot 15 Block 1707  
Zone: R-50 (High Density)

This office is in receipt of the following documents and drawings which were submitted by the owner/applicant for consideration, review and comment.

- Zoning Application – Dated 05/12/20
- Partial Survey Map of the Property (Unsigned and undated)

The applicant is seeking approval to construct a new accessory structure (Shed) 10' x 16' (160 sq.ft.) The applicant has requested a side yard setback of 4'-0" and a rear yard setback of 4'-0" to be located at the far left rear corner of the lot.

With that we offer the following:

The property commonly known as 278 Claremont Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 15 In Block 1707, is situate In the Townships "R-50" High Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

Zoning Analysis:

	Bulk Schedule			Compliance		Variance Required
	Required	Existing	Proposed	Existing	Proposed	
<b>§150-17.5 R-50 Zone</b>						
Lot Size (Sq.Ft.)	5,000	4753.00	4753.00	N	N	Exist. Non Comply
Lot Width (Ft.)	50	42± scaled	42± scaled	N	N	Exist. Non Comply
Front Yard Setback (Ft.)	30	33.20	33.20	Y	Y	NO
Side Yard Setback One (Ft.)	8	3.90	3.90	N	N	Exist. Non Comply
Side Yard Setback Both (Ft.)	18	21.10	21.10	Y	Y	NO
Side Yard Setback Both (Ft.) % of Lot Width	25	50.20	44.69	Y	Y	NO
Rear Yard Setback (Ft.)	30	50.5± scaled	50.5± scaled	Y	Y	NO
Building Height (Story/Ft.)	2.5/30	2 Sty./Ht. NC	2 Sty./Ht. NC	Y	Y	NO
Lot Coverage (% Building)	30	15.5± scaled	18.7± scaled	Y	Y	NO
Improved Lot Coverage (% All)	40	29.8± scaled	33.2± scaled	Y	Y	NO
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A
<b>Accessory Structure &amp; Use</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Required</b>
Side Yard Setback One (Ft.)	8	0	4	Y	N	YES
Rear Yard Setback (Ft.)	10	0	4	Y	N	YES
Min. Distance between Accessory and Principal Use (Ft.)	10	0	> 10	Y	Y	NO
Max. aggregate area covered by Accessory Structure in the Yard It Is located in. (%)	10	0	10	Y	Y	NO
Maximum Height (Stories/Feet)	1½ / 15	0	1.5 Story/15	Y	Y	NO

Decision:

- The maximum permitted size for a single shed within the R-50 Zone is 100 square feet. Applicant requests 160 square feet.  
Therefore;  
**VARIANCE REQUIRED: §150-17.5 (B) (6) Exceeds maximum permitted size.**
- The minimum required setbacks for an accessory structure is 8 feet (side yard).  
Applicant requests 4'-0" side yard.  
Therefore;  
**VARIANCE REQUIRED: §150-17.5 (F) (1) Exceeds minimum permitted side yard setback.**
- The minimum required setbacks for an accessory structure is 10 feet (rear yard).  
Applicant requests 2'-0" side yard.  
Therefore;  
**VARIANCE REQUIRED: §150-17.5 (F) (2) Exceeds minimum permitted rear yard setback.**

This office has **DENIED** the request for zoning as requested by the applicant.

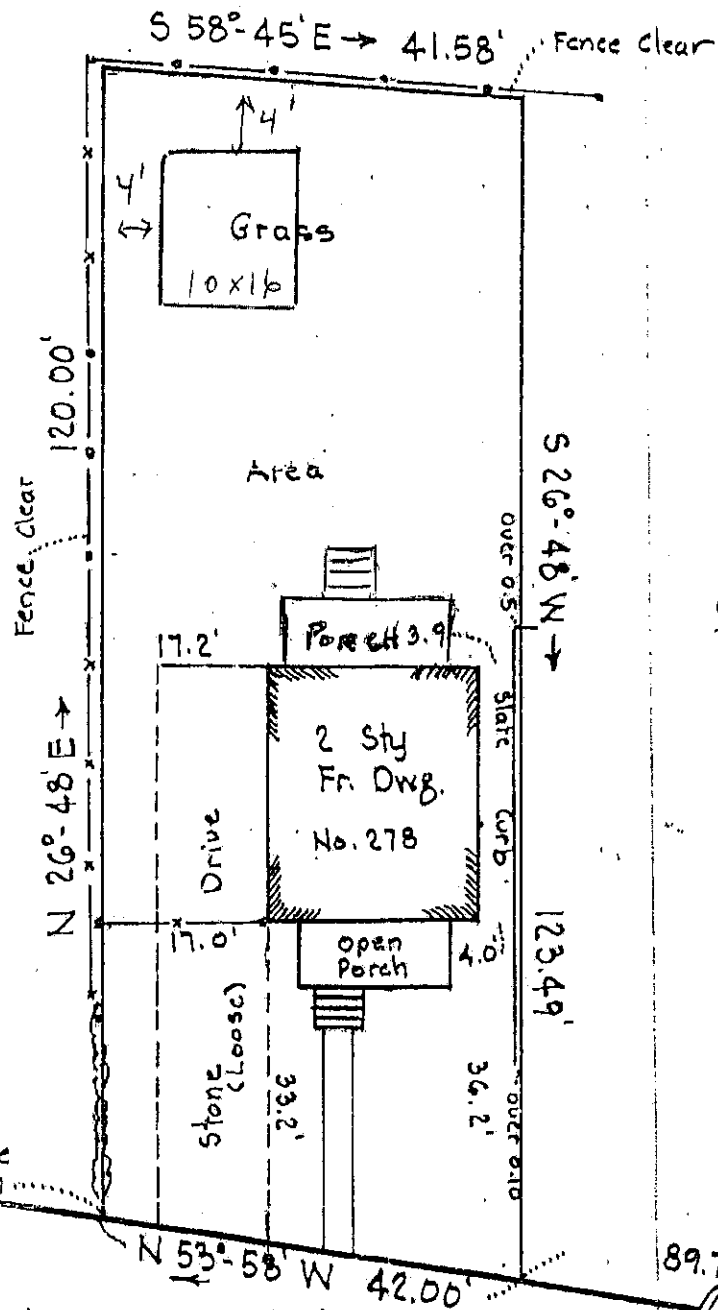
*Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.*

*Michael C DeCarlo*

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Michael C. DeCarlo  
Engineering Manager – Zoning Official

MAP	Tax Map 1985	LOT	15	BLOCK	88.02
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730  
160 New  
86  
606

HAMILTON ROAD 50'

S 26°-48' W →

89.73'

TOWNSHIP OF VERONA  
 ZONING DEPARTMENT  
 10 COMMERCE COURT  
 VERONA, NJ 07044  
 973-857-4804

RECEIVED

MAY 13 2020

TOWNSHIP OF VERONA  
 DEPT. OF PUBLIC WORKS

OFFICE USE ONLY:  
 ZONING PERMIT APP # 90 ZONING PERMIT # Letter of Denial  
 DATE RECEIVED 5/12/20 DATE APPROVED Denied DATE ISSUED Denial  
 PERMIT FEE \$ \_\_\_\_\_ PAID CASH / CHECK # \_\_\_\_\_ COLLECTED BY \_\_\_\_\_

- Zoning Permits are required for signs, fences, sheds, driveways and parking areas, standby generators, uses and structures.
- The Zoning Permit Application should be submitted to the Engineering Department. Please provide a correctly copy of the property survey with the application and show the proposed work drawn to scale including setbacks, height, dimensions, etc.
- All zoning permits expire within 1 year of issuance.

Lot 15 Block 1707

Property Information:

Site Address 278 CLAREMONT AVE R-50  
 Block 88.02 Lot 15 Qualifier \_\_\_\_\_ Current Zone R 50  
 Current Use of Property 1 FAMILY DWELLING  
 Proposed Use of Property 1 FAMILY DWELLING

Property Owner Information:

Name(s) JOHN GARDNER  
 Owner Address 278 CLAREMONT AVE  
 Owner Phone Number(s) H-973-239-4959 Owner Email GARDNER 215 @ AOL.COM  
C-973-809-2949

Applicant Information:

Applicant Name JOHN GARDNER  
 Applicant Company Name (if applicable) \_\_\_\_\_  
 Applicant Address 278 CLAREMONT AVE  
 Applicant Phone Number(s) H 973-239-4959 Applicant Email GARDNER 215 @ AOL.COM  
C 973-809-2949

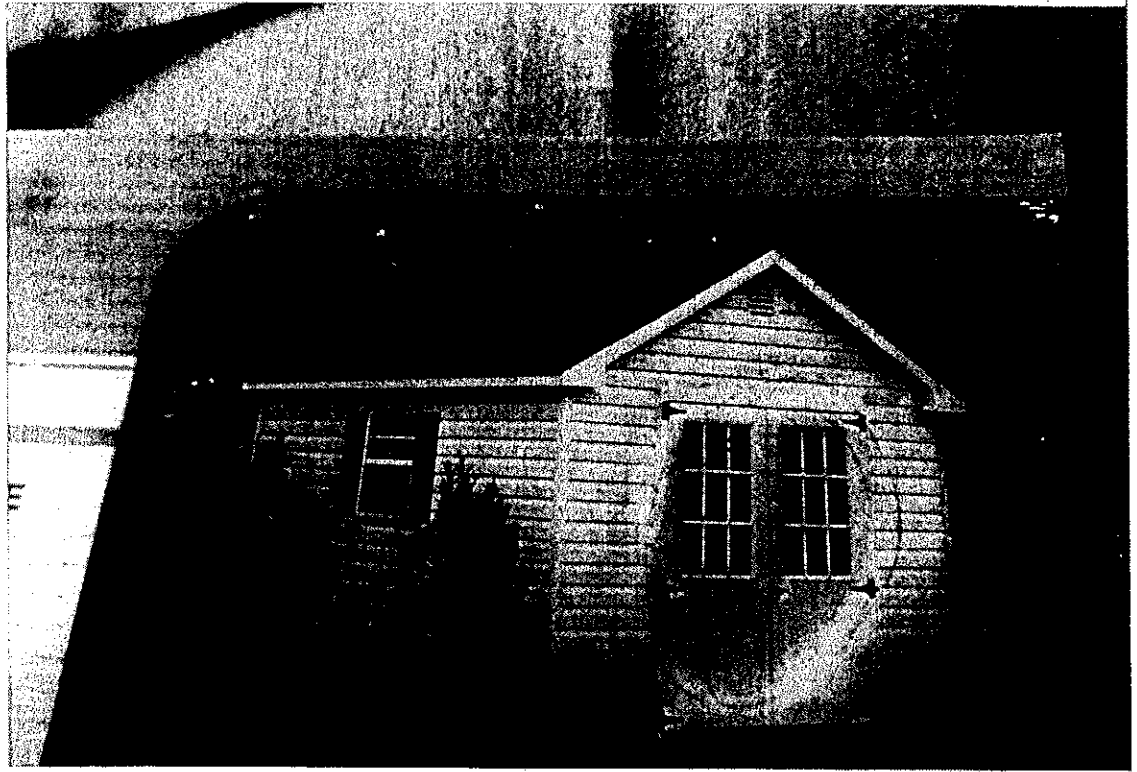
Proposed Work Description: details of proposed use or work including length, width, height, location, size of space, description of business to be run, times, days, living space or units, etc.

Replace existing 6x6 shed with a 10x16 shed in rear of yard.

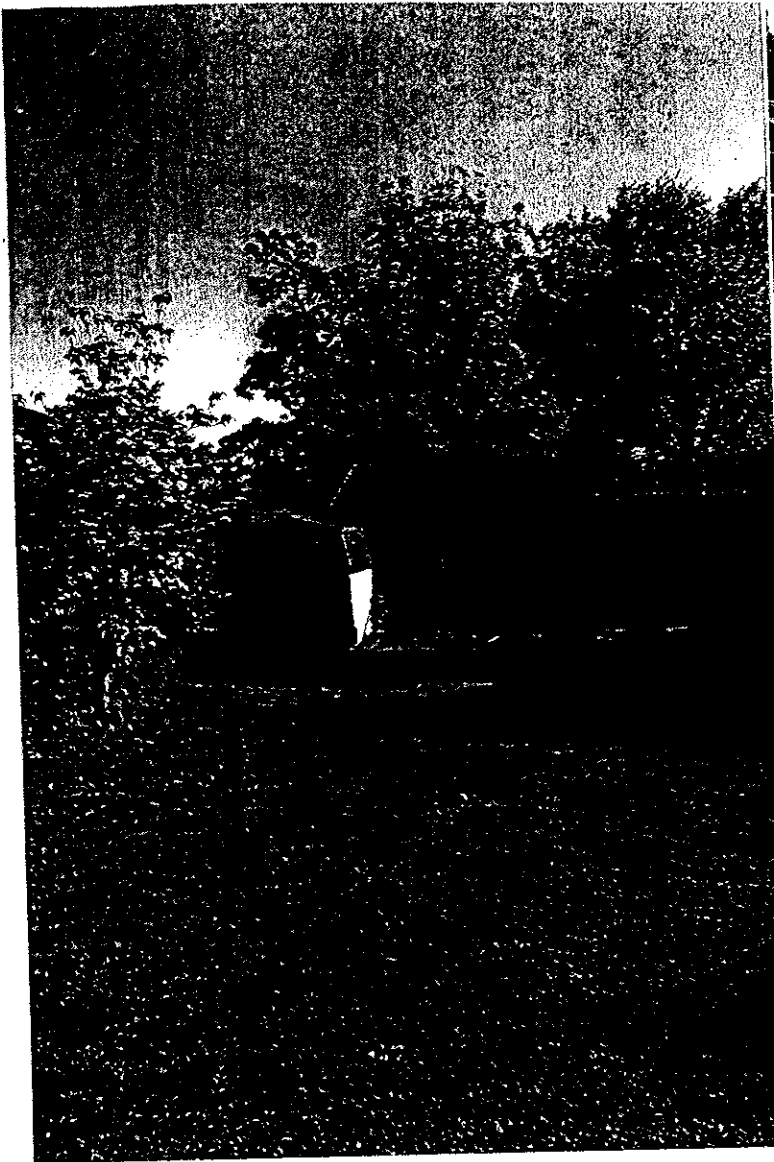
Proposed Cost of Work \$ 4,350.00

Applicant Signature John Gardner Date 5/12/20

OFFICE USE ONLY:  
**REVIEWS:**  
 DENIAL DATE \_\_\_\_\_ INITIALS \_\_\_\_\_ REASON \_\_\_\_\_  
 DENIAL DATE 5-19-20 INITIALS MD REASON Shed exceeds Max. Size & offsets  
 APPROVAL DATE \_\_\_\_\_ INITIALS \_\_\_\_\_ SPECIAL CONDITIONS \_\_\_\_\_  
**INSPECTIONS:**  
 DATE \_\_\_\_\_ INITIALS \_\_\_\_\_ PASS / FAIL \_\_\_\_\_ COMMENTS \_\_\_\_\_  
150-17.5 B.G. 100/100  
SY F.1. 8 4'  
R.Y F.2 10 4'  
 FINAL APPROVAL DATE \_\_\_\_\_ INITIALS \_\_\_\_\_



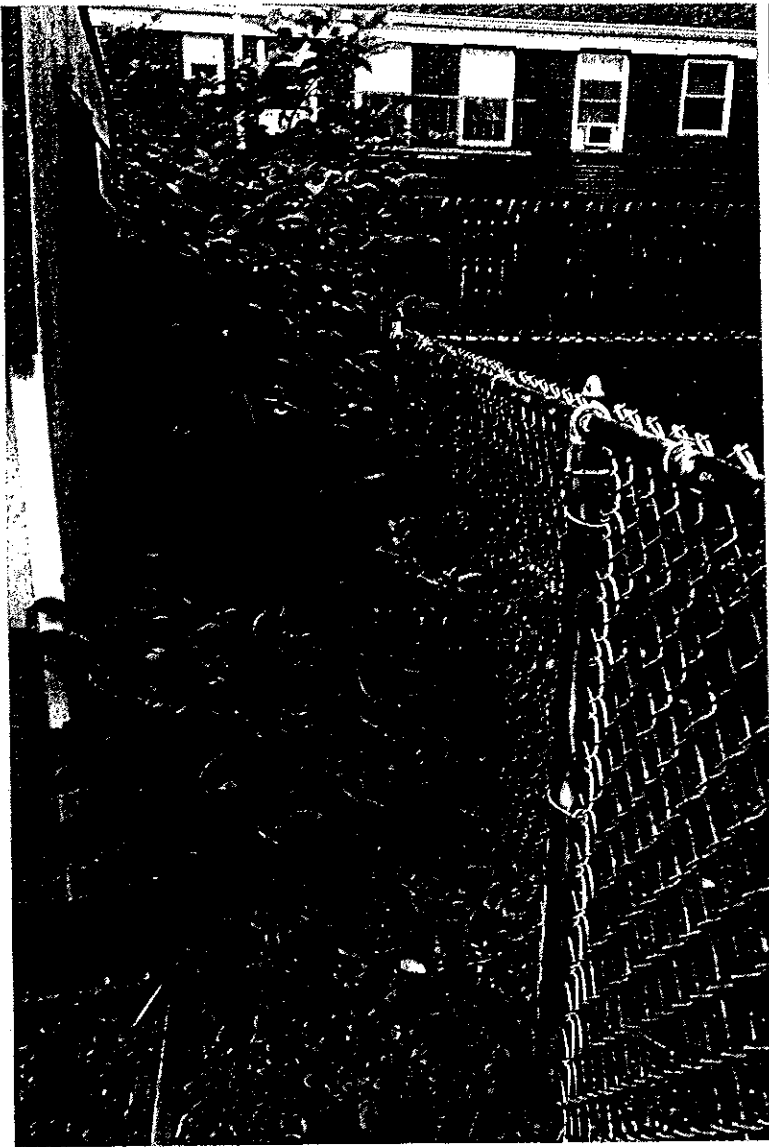
proposed new 10 x 16 shed.



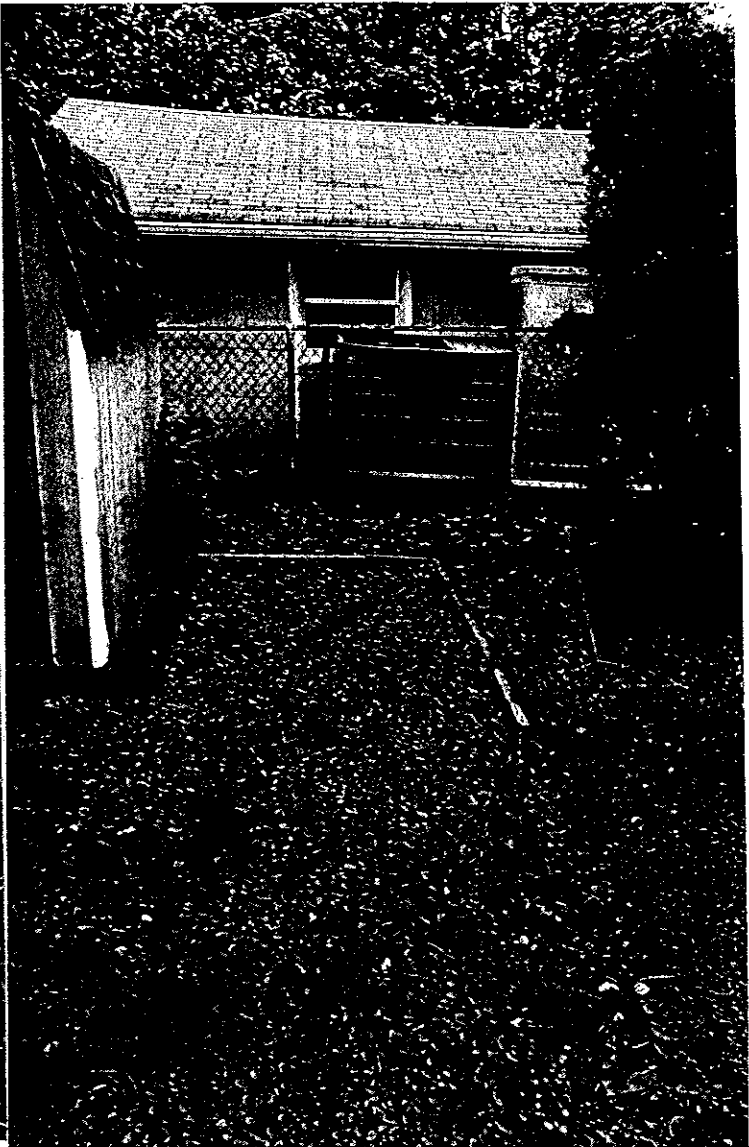
↑  
shed front



↑  
shed west side



↑  
Rear of shed



↑  
Shed  
east side

↑  
neighbor's  
garage in rear