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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

October 16, 2020

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

Owner/Applicant: Ronald and Patricia Newman
21 Howard Street
Verona, NJ 07044
Property: 21 Howard Street
Lot 2 Block 2106

Zone: R-50 (High Density)

This office is in receipt of and has reviewed the zoning permit application for the construction of a new frame deck and stairs which measure 14' wide x 17' long. No deck plans have been submitted or reviewed as part of this application. The applicant has provided a property survey prepared by Morgan engineering and surveying, dated 06/15/15. It should be noted that the survey submitted does not show a parcel of land which was subdivided onto the subject property. The engineering and zoning office has provided supplemental information from the Township of Verona Planning Board approval for this subdivision to the applicant so that they may have their design professional and or survey company update their records respectively. We have included those records as part of this review.

With that we offer the following;

The property commonly known as 21 Howard Street and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 2 in Block 2106, 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 Review:

- The minimum required front yard setback is 30 feet.
 - Existing front yard setback is 36.65 feet. **Complies;**
 - Proposed front yard setback is 36.65 feet. **Complies;**
- The minimum required rear yard setback is 30 feet.
 - Existing rear yard setback is 30 feet. **Complies;**
 - Proposed rear yard setback 25.91 feet. **Does not Comply;**
- The minimum required side yard setback (One) is 8 feet.
 - Existing side yard (One) is 9.19 feet. **Complies;**
 - Proposed side yard setback (One) 9.19 feet. **Complies;**
- The minimum required side yard setback (Both) is 18 feet.
 - Existing side yard (Both) is 19.19 feet. **Complies;**
 - Proposed side yard setback (Both) 18.44 feet. **Complies;**

Coverage Calculations:

- The maximum permitted lot coverage (Buildings) for the zone is 30%
 - The existing lot coverage *(Buildings) is 21% **Complies**
 - The proposed lot coverage *(Buildings) is 23% **Complies**
- The maximum permitted improved lot coverage (All) for the zone is 40%
 - The existing improved lot coverage (All) is 35% **Complies**
 - The proposed improved lot coverage (All) is 37% **Complies**

§150-7.1 E – When an accessory structure (Deck) is attached to the principal dwelling, it shall comply in all respects with the requirements of the ordinance applicable to the principal dwelling, including lot coverage.

Decision

This office has **DENIED** the applicants request for zoning approval as requested for the following reasons:

Variance Required §150-17.5 E.5 (Minimum Rear Yard Setback from 30 feet to 25.91 feet.)

Respectfully Submitted,

Michael C DeCarlo

Michael C. DeCarlo – Engineering Manager
Zoning Officer

- *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.*