

## **INSTRUCTIONS FOR A VARIANCE APPLICATION**

**Application must be submitted with payment no later than one month prior to meeting to be put on the agenda (see list of application & meeting dates and list of fees)**

**THE BOARD REQUIRES (1) ORIGINAL APPLICATION PACKET WITH RAISED SEALS AND 16 COPIES OF THE PACKET TO INCLUDE THE FOLLOWING:**

- 1. BASIC APPLICATION**
  - 2. SURVEY**
  - 3. TAX MAP WITH PROPERTY HIGHLIGHTED**
  - 4. PLANS-FOLDED**
  - 5. LETTER OF DENIAL**
- 

**THE AFFIDAVIT OF OWNERSHIP MUST BE NOTARIZED**

**TWO SETS OF COLOR PHOTOS TO REFLECT THE FRONT, SIDE AND REAR OF PROPERTY ARE REQUIRED OR ONE SET AND COPIES IN EACH PACKET**

**ALL CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY**

**ALL "D" or USE VARIANCE APPLICANTS MUST HAVE A COURT REPORTER & PROFESSIONAL PLANNER**

**AFTER APPLICATION IS IN AND PAID - THE COLLECTOR WILL PREPARE A LIST OF PROPERTY OWNERS WITHIN 200 FEET TO BE NOTIFIED AND INSTRUCTIONS FOR SERVING NOTICE TO NEIGHBORS AND LEGAL NOTICE TO THE PAPER WILL BE GIVEN BY THE BOARD SECRETARY TO APPLICANT**

Type		Fee	Initial Escrow for Professional Review
Fee for furnishing list of property owners		\$10.00	
Applications requiring court reporter		\$250.00 per meeting	
Zoning Board of Adjustment fees			
	Administrative appeals pursuant to N.J.S.A. 40:55D-70a	\$100.00	\$100.00
	Interpretation of zoning regulation pursuant to N.J.S.A. 40:55D-70b	\$200.00	\$100.00
	Bulk variance applications (one-family pursuant to N.J.S.A. 40:55D-70c)	\$150.00	\$500.00
	Bulk variance applications (other) pursuant to N.J.S.A. 40:55D-70c	\$550.00	\$1,000.00
	Use variances pursuant to N.J.S.A. 40:55D-70d	\$750.00	\$1,000.00
	Sign	\$200.00	\$100.00
	Site plan application		
	Residential - preliminary		
	Minimum	\$400.00	\$750.00
	Apartment, townhouse or condominium	\$50.00 per unit	\$200.00 per unit
	Commercial preliminary		
	Minimum	\$400.00	\$750.00
	0 to 1,000 square feet of gross floor area	\$400.00	\$750.00
	1,001 to 2,500 square feet of gross floor area	\$500.00	\$1,000.00
	2,501 to 5,000 square feet of gross floor area	\$700.00	\$1,500.00
	Over 5,001 square feet of gross floor area	\$1,000.00	\$2,000.00

Type		Fee	Initial Escrow for Professional Review
	Residential and commercial - final	1/2 preliminary	1/2 preliminary
	Major subdivision		
	Minimum	\$550.00	\$1,000.00
	Plus	\$150.00 per lot	\$550.00 per lot
	Minor subdivision (one-family residential)		
	No new lot created	\$250.00	None
	1 to 3 lots	\$500.00	\$1,000.00
	Minor subdivision (other, residential or commercial)		
	1 to 3 lots	\$250.00 per lot	\$1,000.00
	Special meeting at request of applicant	\$800.00	

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 10/13/2020 CASE # \_\_\_\_\_

PROPERTY ADDRESS 21 HOWARD STREET

BLOCK 2106 LOT 2 ZONE R-50

APPLICANT'S NAME Evan Scott

PHONE # 973-567-0149 CELL PHONE # 973-567-0149

EMAIL evan@escottarchitects.com

PROPERTY OWNER'S NAME Ron and Tara Newman

PROPERTY OWNER'S ADDRESS 21 Howard Street, Verona, NJ

PROPERTY OWNER'S PHONE # 973-464-8612 CELL # 973-464-8612

PROPERTY OWNER'S EMAIL newr1218@yahoo.com

RELATIONSHIP OF APPLICANT TO OWNER Architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Replace an existing wood deck off of basement level with new rear deck and stairs for access to existing kitchen area. The new deck is higher than the code requirement and is within the 20' rear yard setback under the current property survey.

CONTRARY TO THE FOLLOWING:

The deck needs to be no more than 30' off of the rear property line.

LOT SIZE: EXISTING 6,487 SF PROPOSED 6,487 SF TOTAL 6,487 SF

HIEGHT: EXISTING +/- 29' PROPOSED +/- 29' (no change)

PERCENTAGE OF BUILDING COVERAGE: EXISTING 1,415 SF PROPOSED 1,415 SF

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 2,471 SF PROPOSED 2,598 SF

PRESENT USE Residential PROPOSED USE Residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>36'-7"</u>	<u>36'-7"</u>
REAR YARD	<u>30'</u>	<u>20'-11 (to deck)</u>	<u>17'-0" (to deck)</u>
SIDE YARD (1)	<u>8'</u>	<u>8'-1"</u>	<u>8'-1"</u>
SIDE YARD (2)	<u>8' (18' total)</u>	<u>9'-4"</u>	<u>9'-4"</u>

DATE PROPERTY WAS ACQUIRED 7/2018

TYPE OF CONSTRUCTION PROPOSED:

existing to remain. Wood pressure treated lumber construction.

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

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

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 known.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?  
Living space and kitchen are on upper level due to the split level house. Lower deck is not usable and deteriorating.

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 rear fence runs along the actual property line and will be over the 20' setback. The property survey provided shows a jog that doe not exist with the rear neighbors. The height is no higher than the house and being on a hill is lower then the house and features to the West.

History of any deed restrictions:  
Unknown

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 Evan Scott - EScott Architects, LLC  
Address 12 Beechwood Road, Verona, NJ  
Phone # 973-567-0149  
Fax # \_\_\_\_\_  
Email evan@escottarchitects.com

Planner: Name \_\_\_\_\_  
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

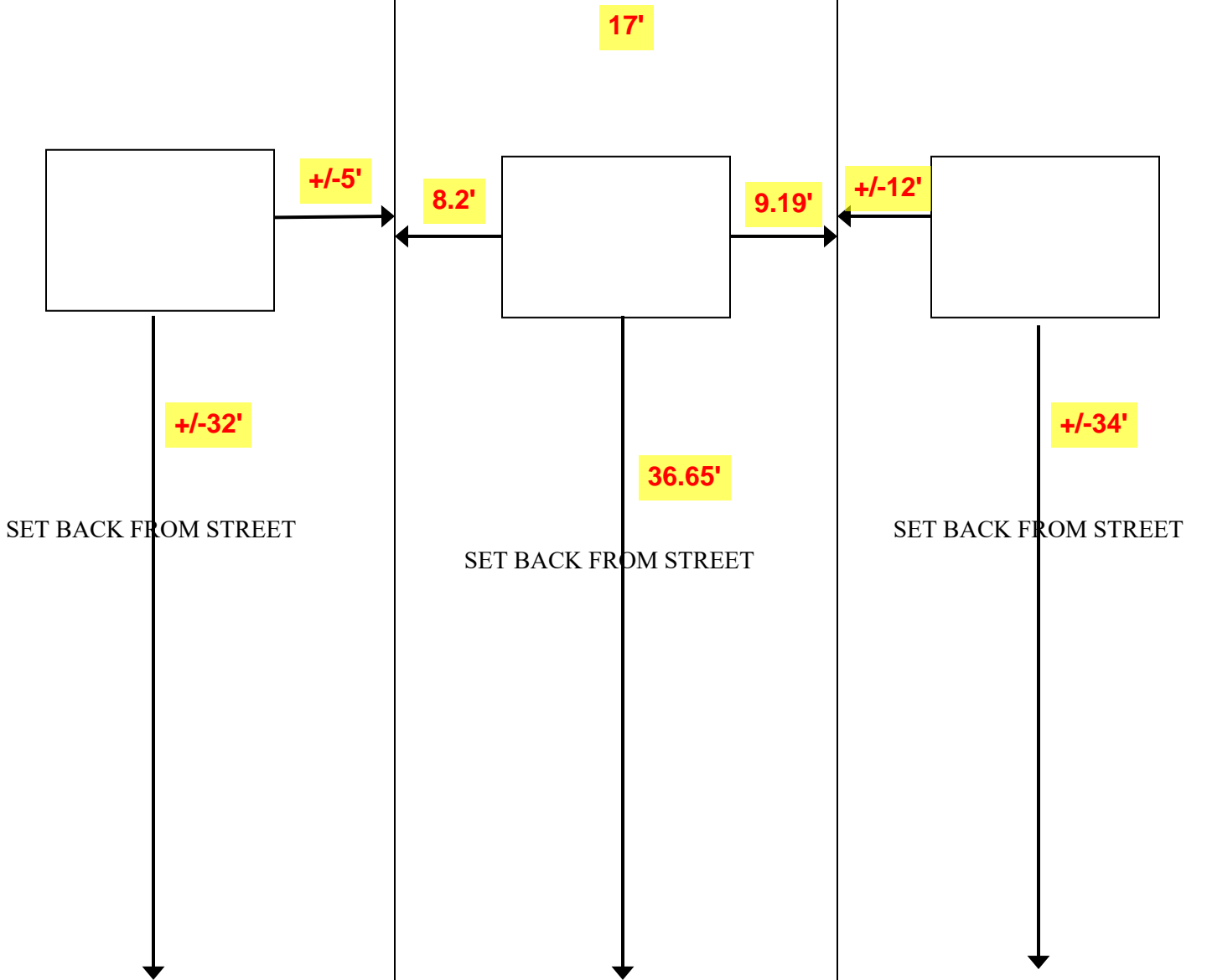
HOUSE ON LEFT

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

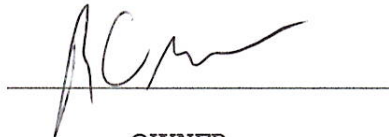
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Evan Scott OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 21 Howard Street, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT  
Ronald and Tara Newman 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 2106 AND LOT 2 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



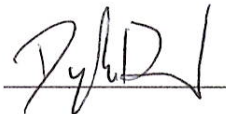
OWNER

**DYLAN DRUMMOND**  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires  
August 13, 2025

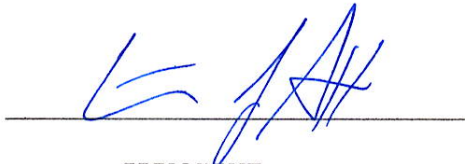
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Evan Scott 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 21 DAY OF October  
2020.



NOTARY



APPLICANT

**DYLAN DRUMMOND**  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires  
August 13, 2025



AUTHORIZATION

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

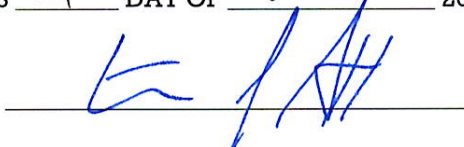
TO THE BOARD OF ADJUSTMENT

Evan Scott IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF October 2020.



NOTARY



APPLICANT



AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

COUNTY OF ESSEX

Ronald and Tara Newman OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON HIS OATH DEPOSED AND SAYS THAT HE OR SHE RESIDES AT

21 Newman Street IN THE COUNTY OF ESSEX , AND STATE

AND THAT HE OR SHE DID ON 10/13/2020 AT LEAST TEN (10) DAYS PRIOR TO THE HEARING DATE, GIVE PERSONAL NOTICE TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY AFFECTED LOCATED AT 21 Newman Street SAID NOTICE WAS GIVEN BY HANDING A COPY TO THE PROPERTY OWNER OR BY SENDING SAID NOTICE BY CERTIFIED MAIL. COPIES OF THE REGISTERED RECEIPTS ARE ATTACHED HERETO.

NOTICES WERE ALSO SERVED UPON:

CHECK IF APPLICABLE

( ) CLERK OF THE \_\_\_\_\_ OF \_\_\_\_\_

( ) COUNTY PLANNING BOARD

( ) STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

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

\_\_\_\_\_

NOTARY

\_\_\_\_\_

APPLICANT