

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 8/1/21 CASE # 2021-20

PROPERTY ADDRESS 12 Lynwood Rd. Verona, NJ 07044

BLOCK 1404 LOT 25 ZONE R-60

APPLICANT'S NAME Rachael Wagner

PHONE # 917-579-4028 CELL PHONE # 917-579-4028

EMAIL Rachwagner@gmail.com

PROPERTY OWNER'S NAME Rachael Wagner

PROPERTY OWNER'S ADDRESS 12 Lynwood Rd.

PROPERTY OWNER'S PHONE # _____ CELL # 917-579-4028

PROPERTY OWNER'S EMAIL Rachwagner@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install 7x20' front porch

CONTRARY TO THE FOLLOWING:

§150-17.3 E, 3 (exceeds min. Front Yard Setback one)
30 feet required, 22.76 feet requested

LOT SIZE: EXISTING 6,042 PROPOSED 6,042 TOTAL 6,042

HIEGHT: EXISTING 2.5/30 PROPOSED 2.5/30

PERCENTAGE OF BUILDING COVERAGE: EXISTING 16 PROPOSED 18

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 32 PROPOSED 34

PRESENT USE _____ PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>29.73</u>	<u>22.76</u>
REAR YARD	<u>30</u>	<u>>30</u>	<u>>30</u>
SIDE YARD (1)	<u>8</u>	<u>14.35</u>	<u>14.35</u>
SIDE YARD (2)	<u>18</u>	<u>33.84</u>	<u>33.84</u>

DATE PROPERTY WAS ACQUIRED 4/27/2006

TYPE OF CONSTRUCTION PROPOSED:

Front porch

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
N/A BASEMENT	_____	_____	_____
N/A FIRST FLOOR	_____	_____	_____
N/A SECOND FLOOR	_____	_____	_____
N/A ATTIC	_____	_____	_____

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

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

History of any deed restrictions:

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 # _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Rachael Wagner OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 12 Lynwood Rd., IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Rachael Wagner 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 1404 AND LOT 25 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

NOTARY
TAMARAH Y CRATCH
Notary Public, State of New Jersey
My Commission Expires
April 13, 2023

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Rachael Wagner 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 3rd DAY OF August
2021.

NOTARY

APPLICANT

TAMARAH Y CRATCH
Notary Public, State of New Jersey
My Commission Expires
April 13, 2023



DATE	BY	REVISIONS	L.C. NO.	BLOCK	LOT
10-18-83	JMH	CHANGE BLOCK 13 TO 502	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515 & 516	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515 & 516 & 517	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515 & 516 & 517 & 518	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515 & 516 & 517 & 518 & 519	24272		502
12-15-88	JMH	CHANGE BLOCK 13 TO 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515 & 516 & 517 & 518 & 519 & 520	24272		502

* THIS SHEET HAS BEEN GRABBED USING COMPUTER AIDED DRAFTING/
DESIGN (CAD/D) AND COORDINATE GEOMETRY (COORD).



THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
NOVEMBER 27, 2015, SIGNED BY
JUDY P. MILLER AND
MICHAEL J. MILLER, COUNTY CLERK
TOWNSHIP OF VERONA
ASSIGNED SERIAL NUMBER 1907

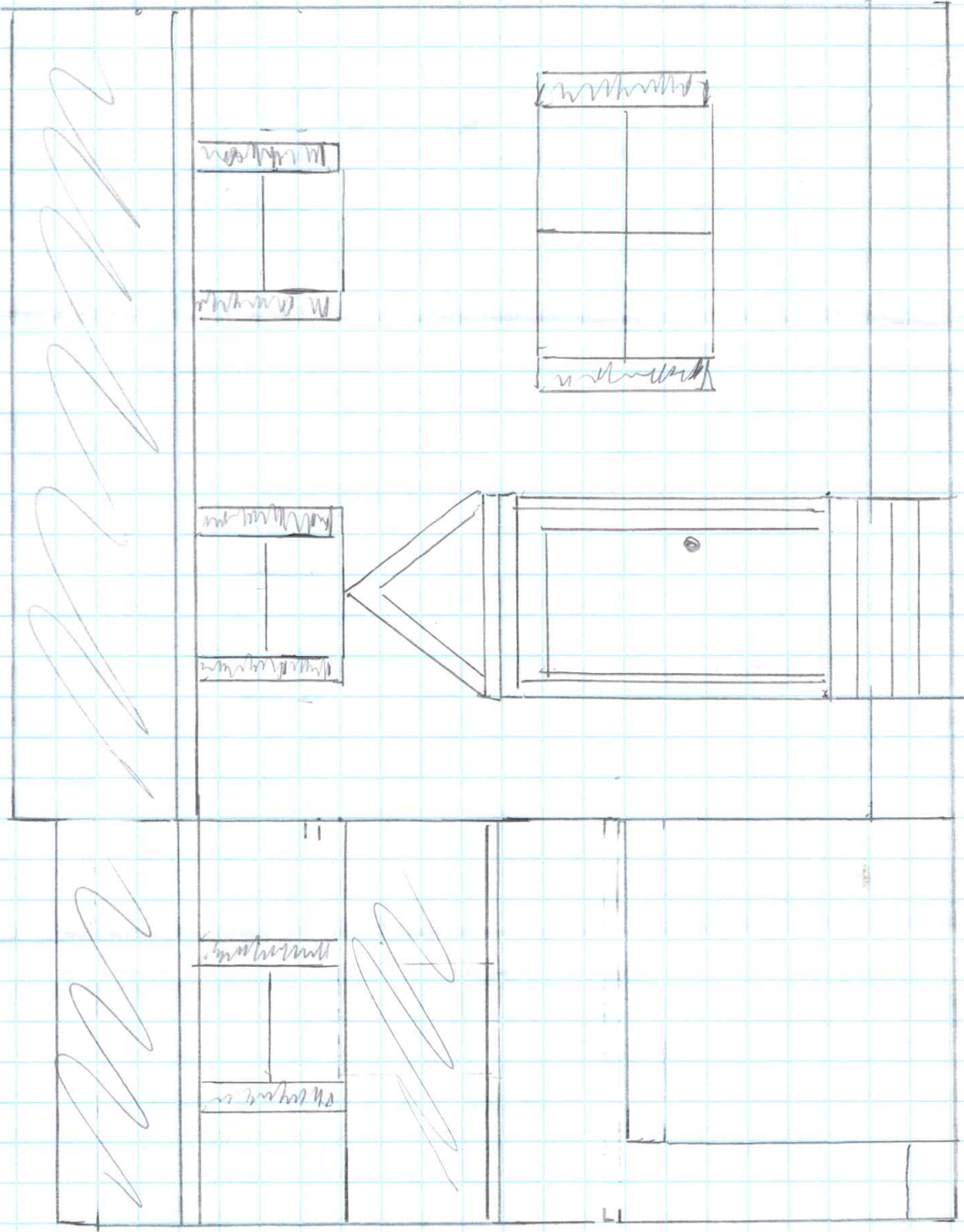
TAX MAP
TOWNSHIP OF VERONA
PREPARED BY
ESSEX COUNTY, NEW JERSEY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
TOWNSHIP OF VERONA
VERONA, NJ 07093
TO SHOW CONDITIONS AS OF DECEMBER 31, 2015

PROPOSED 7' x 20'
FRONT PORCH ADDITION

12 LYNWOOD RD

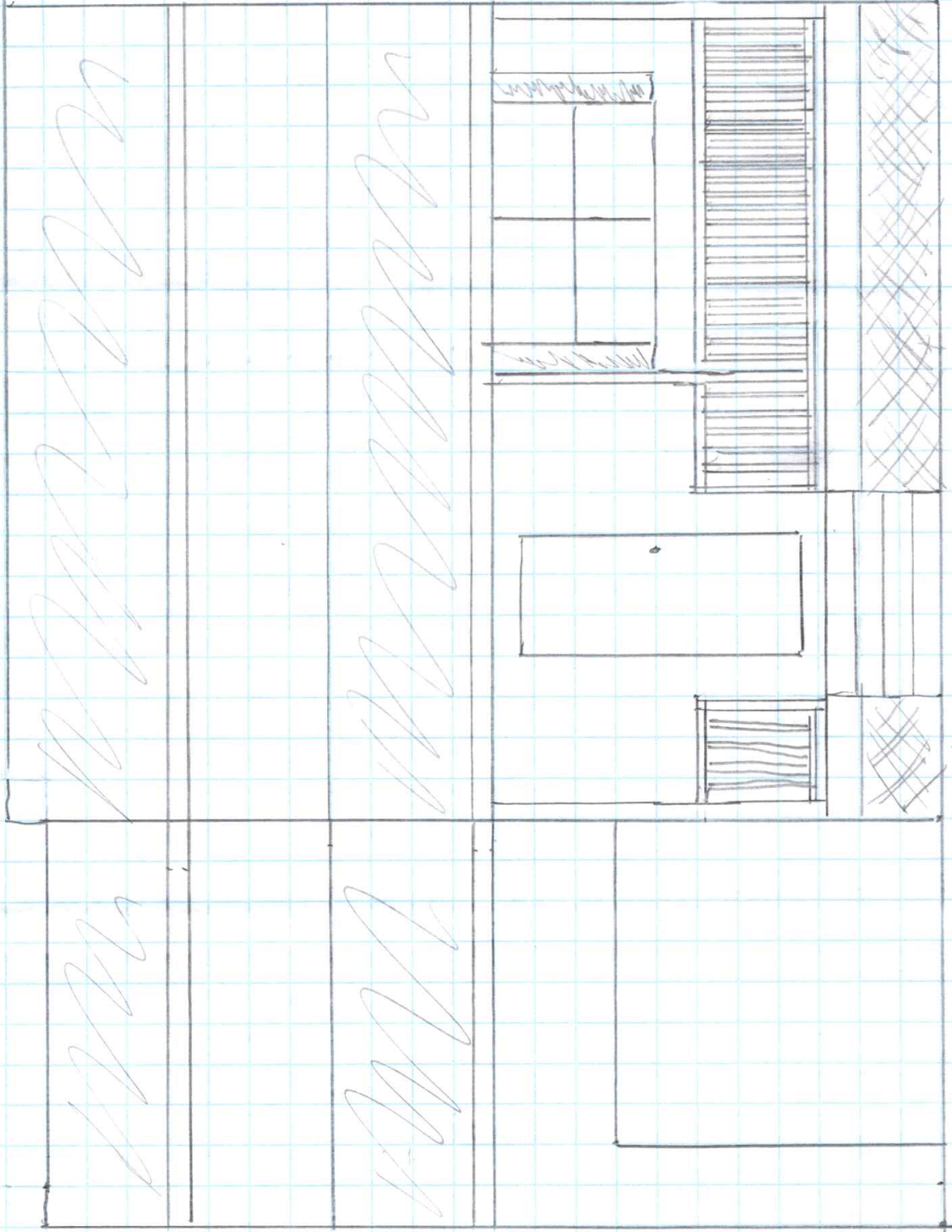
VERONA NJ.

EXISTING HOUSE



12 LYNWOOD RD
VERONA,

PROPOSED PORCH



← 3' → ← 5' →

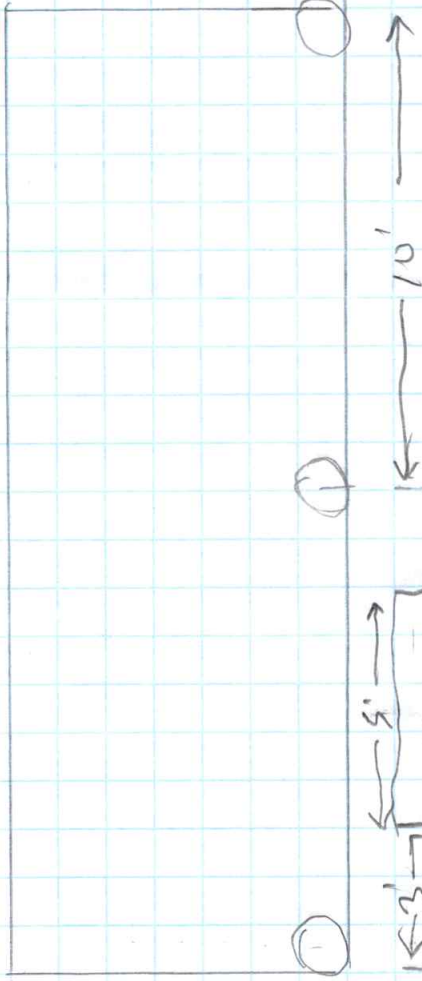
← 20' →

12 LYNWOOD RD

FOOTINGS

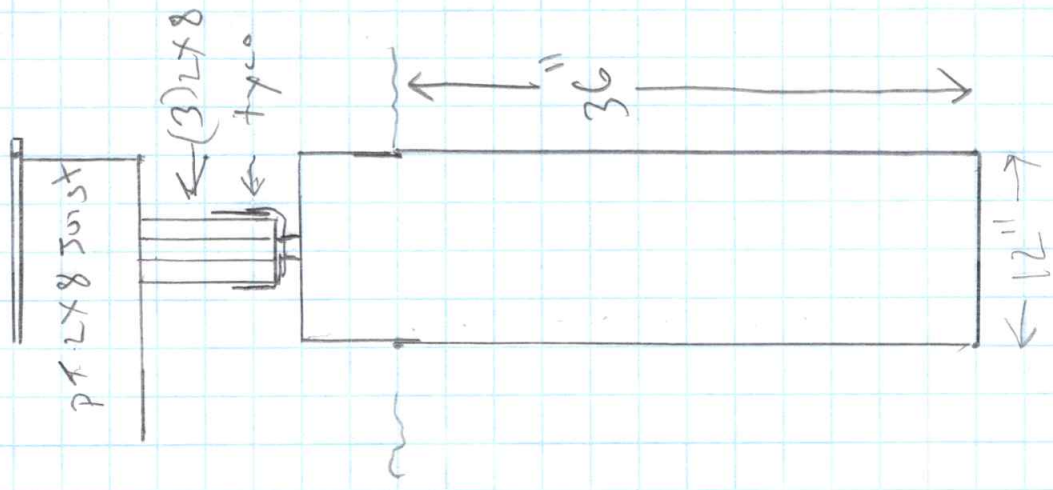
EX. HOUSE

7'



(3) 12" FOOTINGS

NEW 4" PAD FOR Steps



1" = 1 FOOT

12 LYNWOOD RD

2x6 DF, 5/8 sheathing ext.

1 1/2"

HURRICAN CLIPS
DF 2x6 WITH PVC SOFFIT.

PVC RAIL KIT

P.T. 4x4 WITH PVC SLEEVE

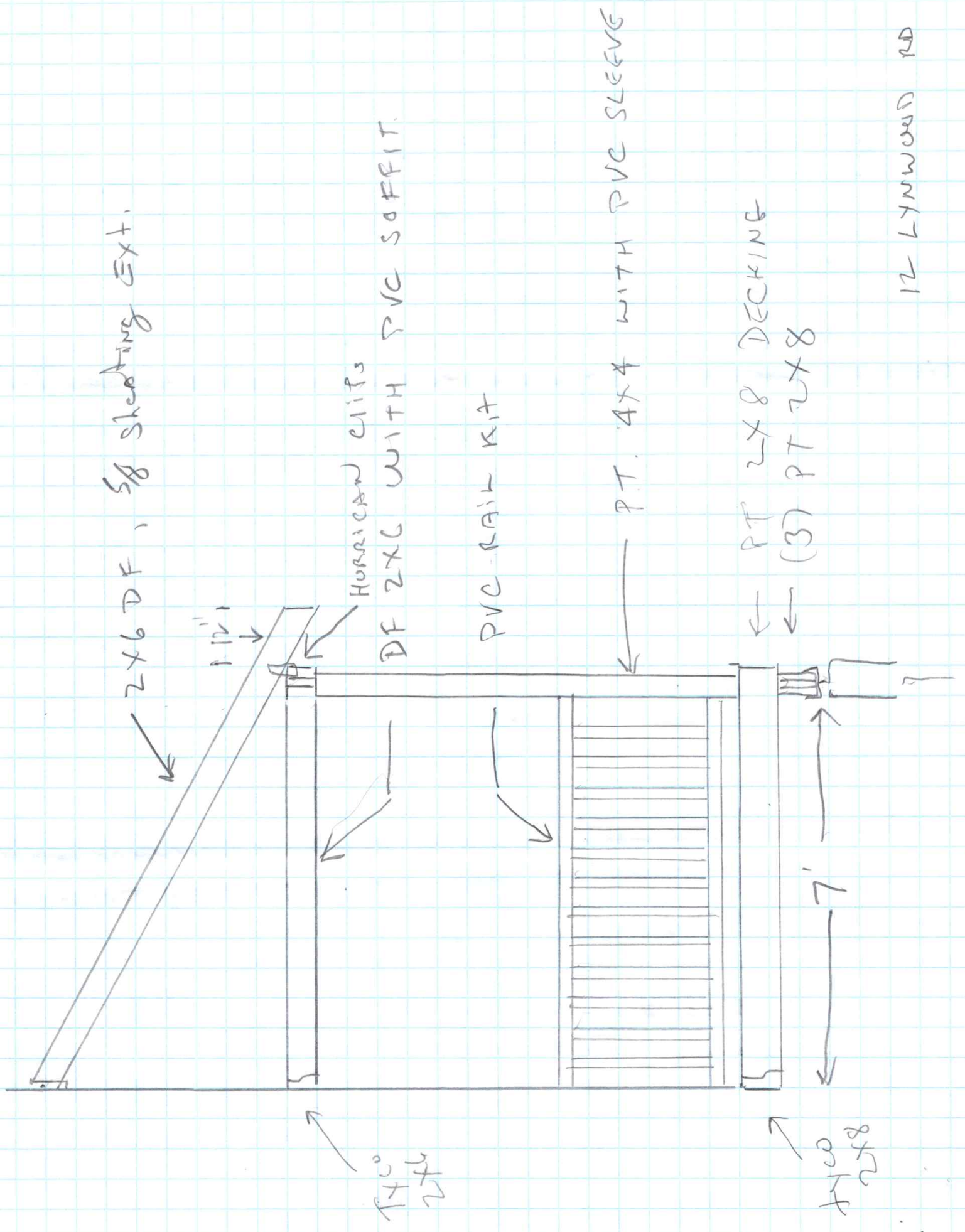
P.T. 2x8 DECKING
(3) P.T. 2x8

7'

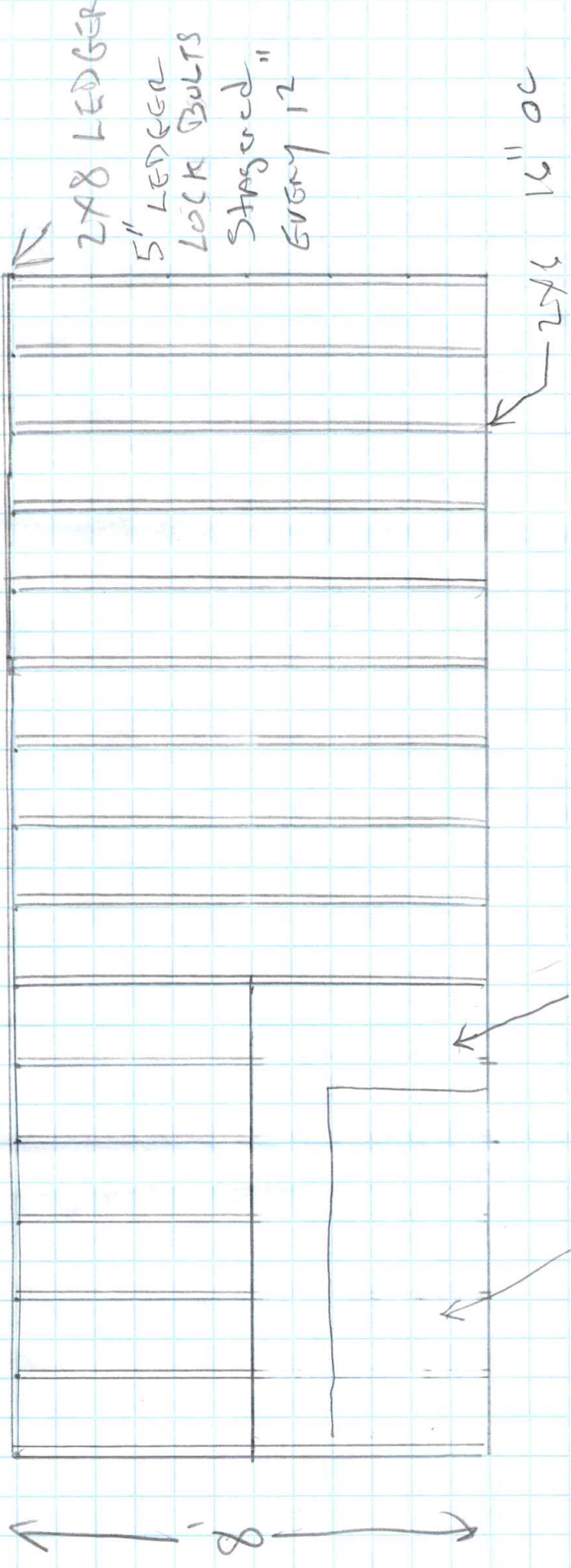
4x4
2x6

4x4
2x8

12 LYNWOOD RD



HOUSE



2x8 LEDGER
 5" LEDGER
 LOCK BOLTS
 Staggered 12"
 EVERY 12"

2x6 16" OC

5/8 EXT SHEATHING

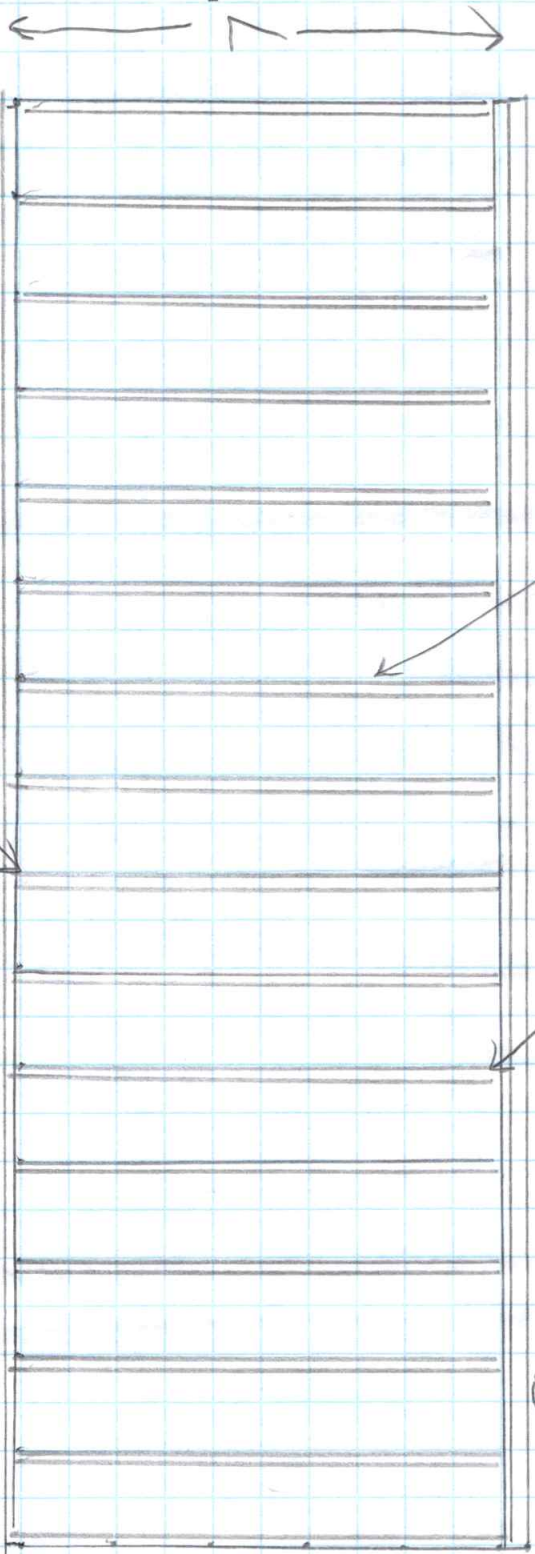
WEATHER GUARD

TIMBER LINE SHINGLES

12 LYNNWOOD RD

CEILING FRAMING

2x6 HANGERS



2x6 DF 15" O.C.

2x6 HANGERS

VINYL SOFFIT BELOW

(2) 2x8 DF

2x24
 LEDGER JOISTS
 12" O.C.
 STAYS

N LYNWOOD RD

ALUMINUM FLASHING

2x6 DF
10' x 2' x 10'
10' x 2' x 10'
10' x 2' x 10'
10' x 2' x 10'

6x8 CDX

timberline shingles

WEATHER-SHIELD

HURRICANE CLIPS

(2) 2x8 DF

2x6 DF 16 O.C. WITH HANGERS

VINYL SOFFIT

HANGERS

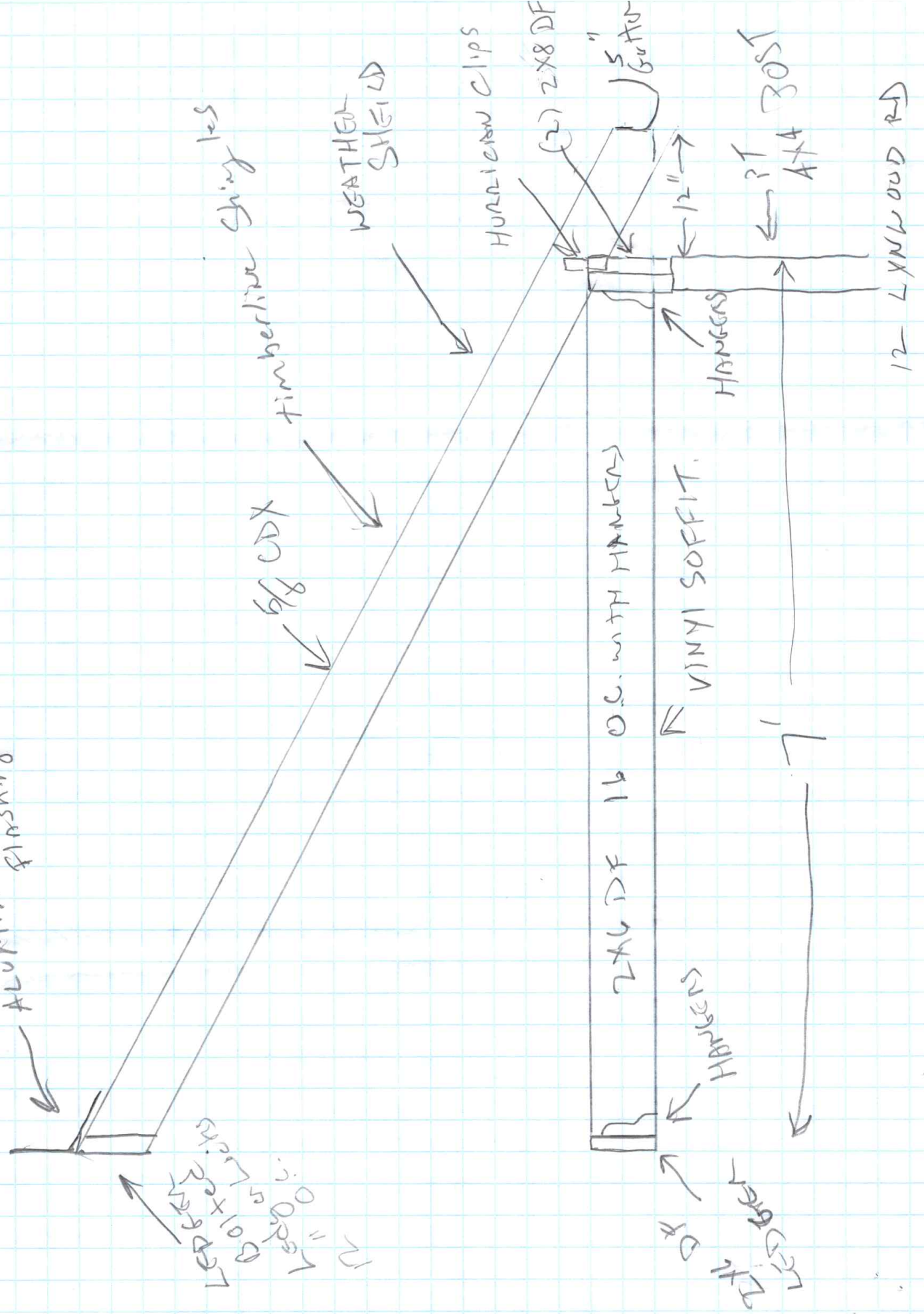
2x6 DF
10' x 2' x 10'

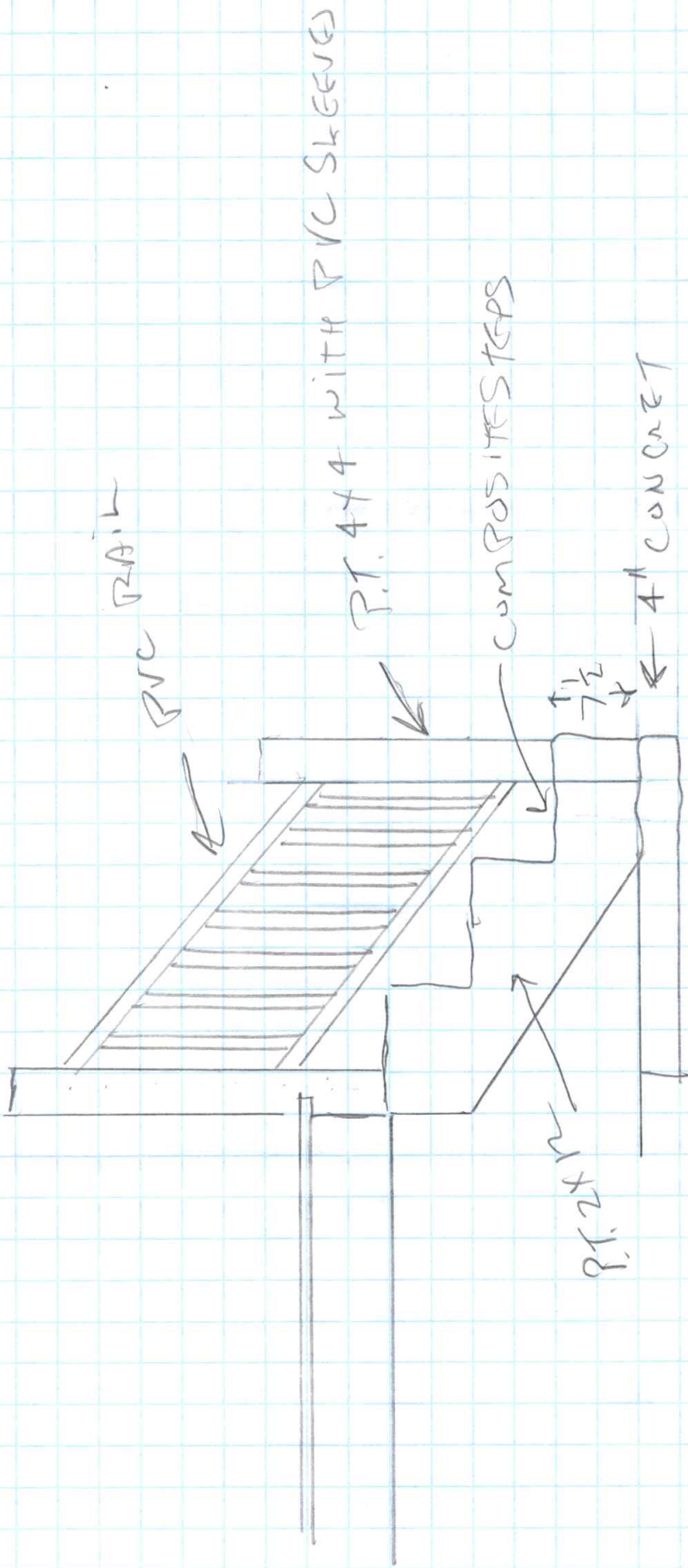
HANGERS

1" GUTTER

1" x 1" x 1" L

12- L X N WOOD RD





PVC RAIL

PT. 4x4 WITH PVC SLEEVES

COMPOSITE STEPS

4" CONCRETE

1 1/2" TREAD

1 1/2" RISE

PT. 2x4

12 LYNWOOD RD

NOTES

- (1) DEMO FRONT LANDING STEPS ROOF OVERHANG.
- (2) DECK FRAMING TO BE PRESSURE TREATED 2X8
- (3) ROOF AND SOFFIT FRAMING TO BE DOUGLASS 2X6
- (4) PORCH FLOOR TO BE COMPOSIT MATERIAL

MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE McGRATH
COUNCILMEMBERS
JACK McEVOY
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

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

July 27, 2021

Township of Verona
Engineering & Zoning Dept.
10 Commerce Court
Verona, NJ 07044

**RE: Zoning Letter of Denial
Front Porch Addition**

Owner/Applicant: Rachael Wagner
12 Lynwood Road
Verona, NJ 07044
Property: 12 Lynwood Road
Lot 25 Block 1404
Zone: R-60 (Medium Density)

Zoning Request:

The applicant is seeking zoning/engineering approval to construct a new 7 foot wide by 20 foot long (140 square feet). The proposed request exceeds the minimum front yard requirement. No other requests have been requested or reviewed.

Plans Reviewed:

- Zoning Permit Application submitted by the applicant.
- Boundary Survey of 12 Lynwood Road, prepared by Borrie, McDonald and Watson. Dated May 18, 2020.
- Architectural sketches prepared by the applicant depicting the location, shape and size of the proposed improvements.

Existing Conditions:

The property gently slopes from the street towards the rear at roughly a 2% grade. The property has many large mature trees which surround it. None appear to be within the area of the requested improvements. The zoning and engineering office have found no records in regards to open permits or violations concerning this property.

Zoning Analysis: R-60 §150-17.3

Zone R-60 §150-17.3	Bulk Schedule			Compliance		Variance Required
	Required	Existing	Proposed	Existing	Proposed	
Lot Size (Sq.Ft.)	7,200	6,042	6,042	No	No	Exist. Non Comply
Lot Width (Ft.)	60	66.0	66.0	Yes	Yes	No
Front Yard Setback (Ft.)	30	29.73	22.76	No	No	Yes
Side Yard Setback One (Ft.)	8	14.35	14.35	Yes	Yes	No
Side Yard Setback Both (Ft.)	18	33.84	33.84	Yes	Yes	No
Side Yard Setback Both (Ft.) % of Lot Width	25	51.0	51.0	Yes	Yes	No
Rear Yard Setback (Ft.)	30	>30	>30	Yes	Yes	No
Building Height (Story/Ft.)	2.5/30	2.5/30	2.5/30	Yes	Yes	No
Lot Coverage (% Building)	20	16.0	18.0	Yes	Yes	No
Improved Lot Coverage (% All)	40	32.0	34.0	Yes	Yes	No
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

Decision:

The zoning department has **DENIED** your request for zoning approval for the following variances.

- §150-17.3 E, 3 (Exceeds min. Front Yard Setback One) 30 feet required, 22.76 feet requested.
- Address any comments as per the Township Engineer. (If any)
- Address any comments as per the Township Building Department. (If any)
- Address any comments or additional variances as per the Twp. Board of Adjustment. (If any)

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

Respectfully Submitted,

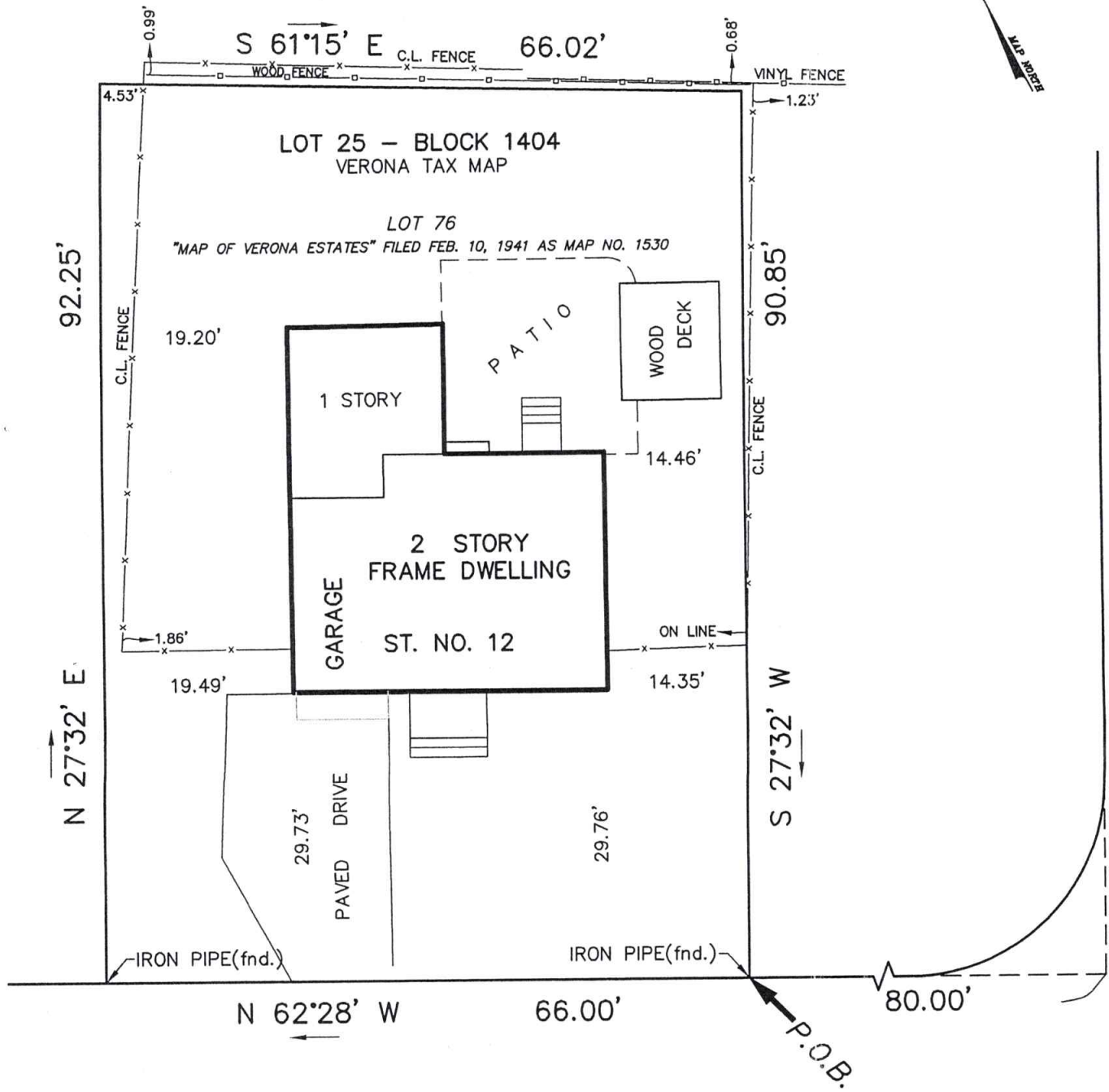
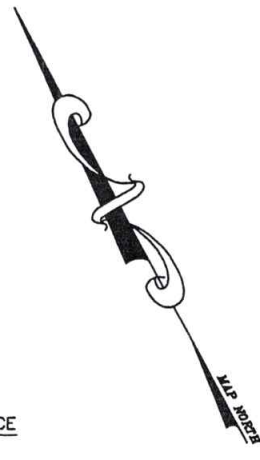
Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager – Zoning Official

Note:

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.

AREA = 6042 SQ. FT. or 0.13 ACRES



LYNWOOD 50' WIDE ROAD
FORMERLY FERNCLIFF ROAD

LYNWOOD 50' WIDE ROAD

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. 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.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(d)

MAP OF PROPERTY LOCATED AT
VERONA, ESSEX COUNTY, N.J.

SURVEY NO. 20045

CERTIFIED TO:
RACHAEL WAGNER

BORRIE, McDONALD & WATSON
LAND SURVEYORS
130 WASHINGTON STREET
BLOOMFIELD, N.J. 07003
(973)429-0049
Est. 1869

Richard T. Watson
RICHARD T. WATSON
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

DATE: MAY 18, 2020 SCALE: 1" = 16'