

INSTRUCTIONS FOR A VARIANCE APPLICATION
TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION _____ CASE # _____

PROPERTY ADDRESS 1 Cypress Ave

BLOCK 1110 LOT 77 ZONE R60

APPLICANT'S NAME Steve Cruz

PHONE # 973-902-9034 CELL PHONE # _____

EMAIL cruz219@aol.com

PROPERTY OWNER'S NAME Steve Cruz / Natalie Cruz

PROPERTY OWNER'S ADDRESS 1 Cypress Ave

PROPERTY OWNER'S PHONE # 973-902-9034 CELL # _____

PROPERTY OWNER'S EMAIL cruz219@aol.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING: construct an open 6'x30' (roofed covered) front porch which is approximately 181 square feet.

CONTRARY TO THE FOLLOWING: existing zoning ordinance for a corner property with two front yards, please see the letter of denial for details as well as below listed set backs of building.

LOT SIZE: EXISTING 10,093 PROPOSED 10,093 TOTAL _____

HIEGHT: EXISTING 19.6 PROPOSED 0

PERCENTAGE OF BUILDING COVERAGE: EXISTING 17.83% PROPOSED 19.93%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 38.14% PROPOSED 40.24%

PRESENT USE _____ PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD / Ann St	<u>30.00</u>	<u>23.12</u>	<u>20.88</u>
FRONT YARD / Cypress Ave	<u>30.00</u>	<u>35.38</u>	<u>29.38</u>
REAR YARD	<u>30.00</u>	<u>27.00</u>	<u>27.00</u>
SIDE YARD (1) left	<u>11</u>	<u>18.59</u>	<u>18.68</u>
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED August 2011

TYPE OF CONSTRUCTION PROPOSED: add a 6x30 open (roofed covered) front yard porch that is approximately 181 square feet. The porch would be trex decking over wood frame structure with four 6x6 columns and new 12"x12"x24" footings covered with veneer stone to match existing

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u> </u>	<u> </u>	<u> </u>
FIRST FLOOR	<u>1719sf</u>	<u>0</u>	<u> </u>
SECOND FLOOR	<u> </u>	<u> </u>	<u> </u>
ATTIC	<u> </u>	<u> </u>	<u> </u>

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

NO

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:

NO

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 _____

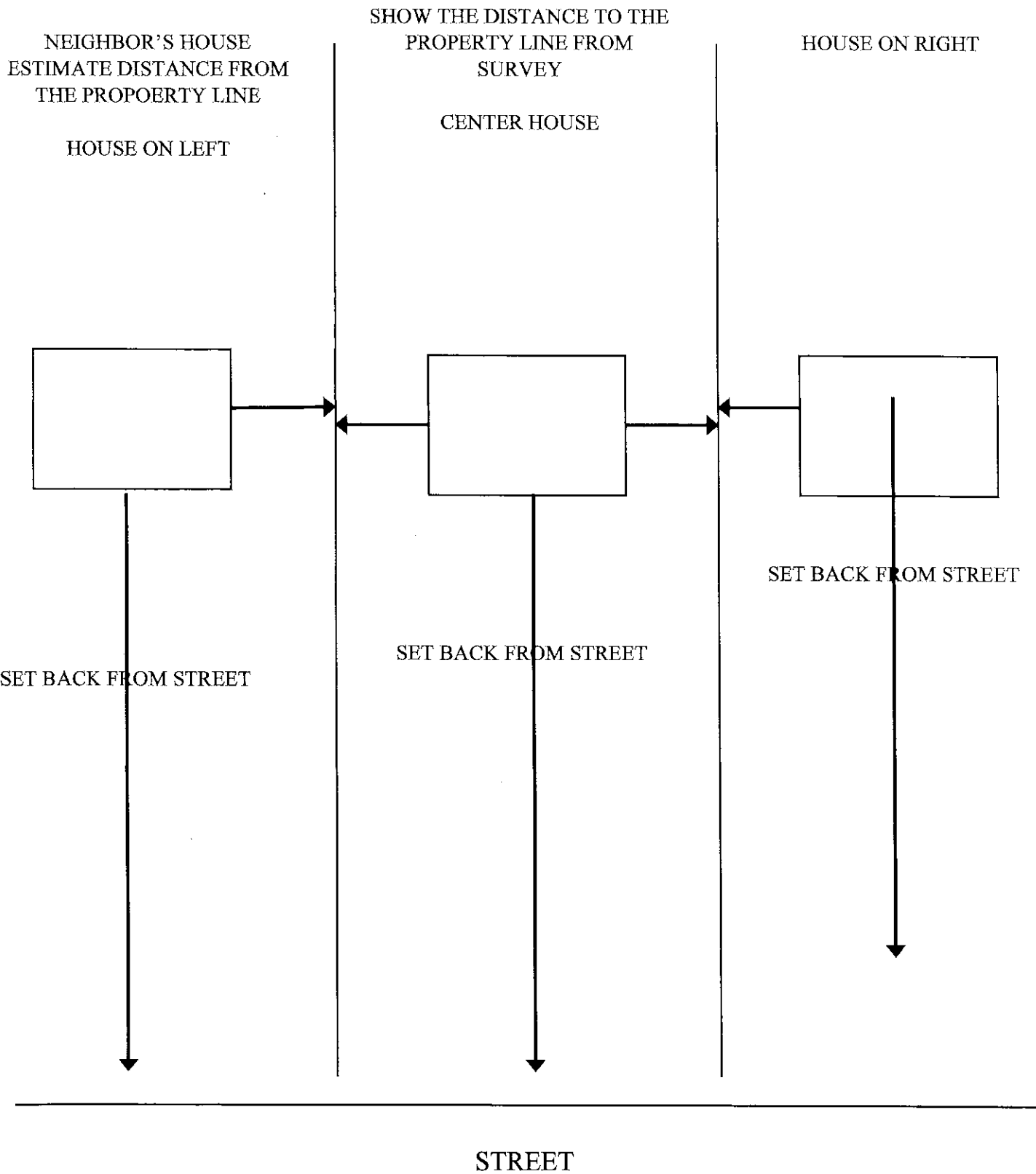
Architect/Engineer: Name _____
 Address _____
 Phone # _____
 Fax # _____
 Email _____

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

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES



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

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

Date: June 23, 2020

(973) 239-3220
WWW.VERONANJ.ORG

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

Owner: Steve and Natalie Cruz
Applicant 1 Cypress Avenue
Verona, NJ 07044
Property: 1 Cypress Avenue
Lot 77 Block 1110

Zone: R-60 (Medium Density)

This office is in receipt of and has reviewed;

- Zoning Application – signed and dated 06/01/20
- Survey of property prepared by George J. Anderson, LLC dated 05/16/20
- Sketch of proposed front roofed over porch.

Based upon our initial review the applicant is seeking to install;

The applicant is seeking approval to construct an open (roofed over) porch which is approximately 181 square feet in area. The property is a corner lot which already has a deficient front yard setback measured from Ann Street. The new porch will reduce this setback from 23.12 feet to 20.88 feet where 30 feet is required per the zoning ordinance. The front porch extension will also extend 6 feet past the minimum required front yard setback and occupy an area of 69 square feet, where only 5 feet and 35 square feet is permitted as an extension into the front yard setback.

With that we offer the following;

The property commonly known as 1 Cypress Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 77 in Block 1110, is situate in the Townships "R-60" Medium Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

§150-17.3 Area Yard and Bulk Site Data Review

Zone R-60	Bulk Schedule			Compliance		Variance Required
	Required	Existing	Proposed	Existing	Proposed	
Lot Size (Sq.Ft.)	7,200	10,093	10,093	Yes	Yes	No
Lot Width (Ft.)	60	97.31	97.31	Yes	Yes	No
Front Yard Setback (Ft.) ANN St.	30	23.12	20.88	No	No *	Yes *
Side Yard Setback One (Ft.)	8	18.59	18.59	Yes	Yes	No
Side Yard Setback Both (Ft.)	18	N/A	N/A	N/A	N/A	N/A
Side Yard Setback Both (Ft.) % of Lot Width	25	N/A	N/A	N/A	N/A	N/A
Rear Yard Setback (Ft.)	30	25.23	25.23	No	No	Exist. Non Comply
Building Height (Story/Ft.)	2.5/30	2 Story	2 Story	Yes	Yes	No
Lot Coverage (% Building)	25	17.83	19.93	Yes	Yes	No
Improved Lot Coverage (% All)	40	38.14	40.00	Yes	Yes	No
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

* Variance Required (increase in reduced front yard setback)

§150-5.3 Yard Regulations

G. Unenclosed balconies, porches and steps may have a roof over same within the yard areas not to exceed:

Front Yard – 5 feet maximum and 35 square feet.

Side Yard – 3 feet maximum and 15 square feet.

Rear Yard – 5 feet maximum and 30 square feet.

The applicants is proposing an unenclosed porch that extends into the existing front yard area 6 feet. The total area of the porch outside of the required front yard setback is 69 square feet. Therefore;

Zoning Decision:

Based upon review of the application(s), plan(s) and area, yard and bulk requirements per §150-17.3 and the Yard Regulations per §150-5.3 as shown above, this office has **DENIED** the request for zoning as requested by the applicant because of the following reasons:

VARIANCE REQUIRED §150-17.3 D. 4 – Front yard setback required 30 feet. (23.12 Exist.) (20. 88 prop.)

VARIANCE REQUIRED §150-5.3 G. – Porch exceeds max. front yard extension (ft.) (5 feet max.) (6 feet prop.)

VARIANCE REQUIRED §150-5.3 G. – Porch exceeds max. front yard extension (sq.ft.) (35 square feet max.) (69 square feet prop.)

Address any comments as per the Township Engineer. (If any)

Address any comments as per the Township Building Department. (If any)

Should you require any additional information, please contact our office.

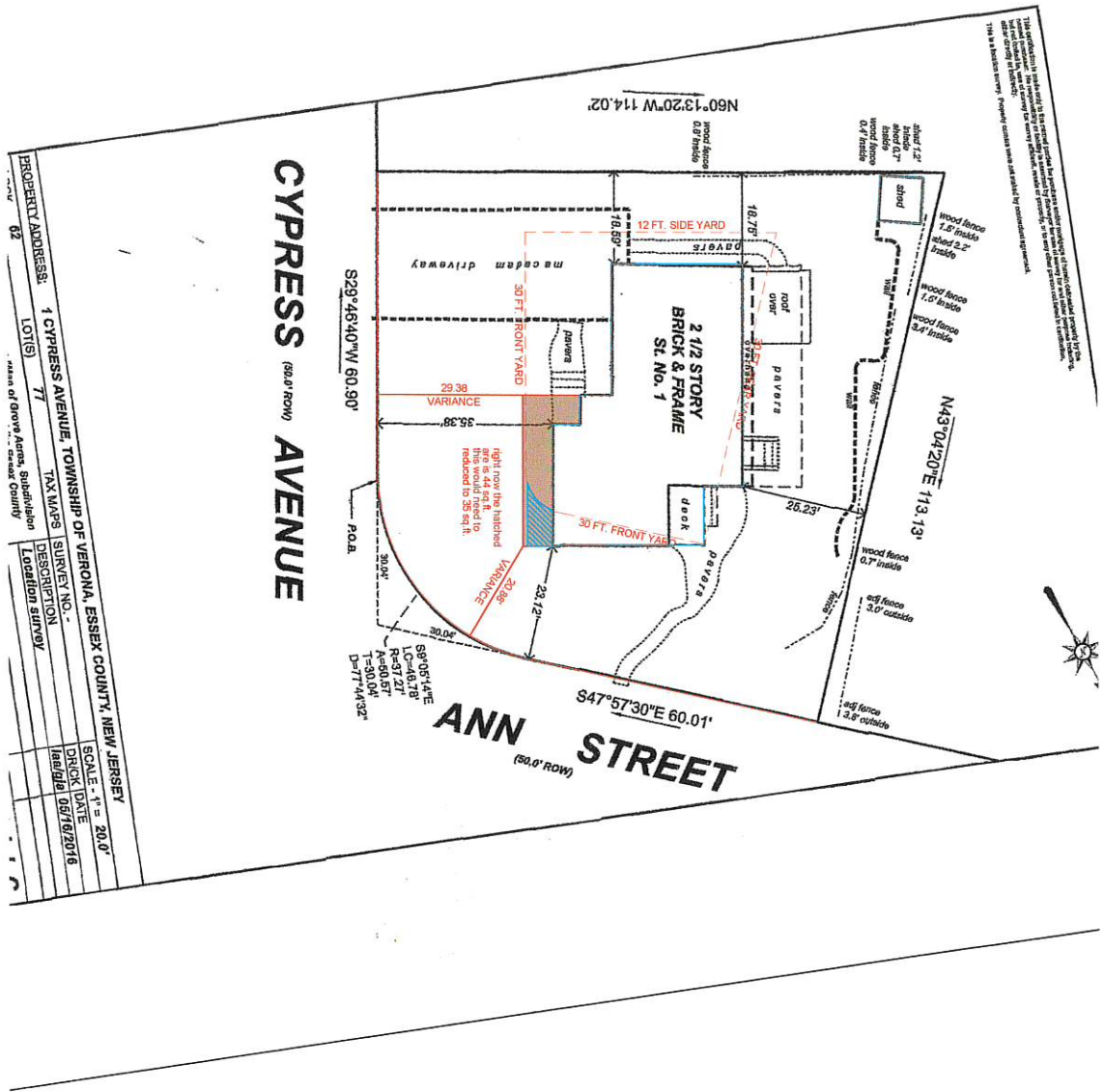
Michael C. DeCarlo

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.

This subdivision is being prepared for the purpose of subdividing land into lots and is subject to the approval of the Planning Board and the Board of Public Works. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is also responsible for providing all necessary information and documents to the Planning Board and the Board of Public Works. The applicant is also responsible for providing all necessary information and documents to the Planning Board and the Board of Public Works.



PROPERTY ADDRESS:	1 CYPRESS AVENUE, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
LOT(S)	77
TAX MAP(S)	62
SURVEY NO. -	
DESCRIPTION	DRUCK DATE
LOCATION SURVEY	148/18 09/16/2016
	SCALE - 1" = 20.0'

CYPRESS AVENUE

ANN STREET

2 1/2 STORY BRICK & FRAME ST. No. 1

Lot Area 10,093 SQ.FT.
 exist. impervious coverage (bldgs)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 porch 212 sq.ft.
 1,800 sq.ft.
 1,800 / 10,093 = 17.83%

Lot Area 10,093 SQ.FT.
 exist. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 1,800 sq.ft.
 1,800 / 10,093 = 17.83%

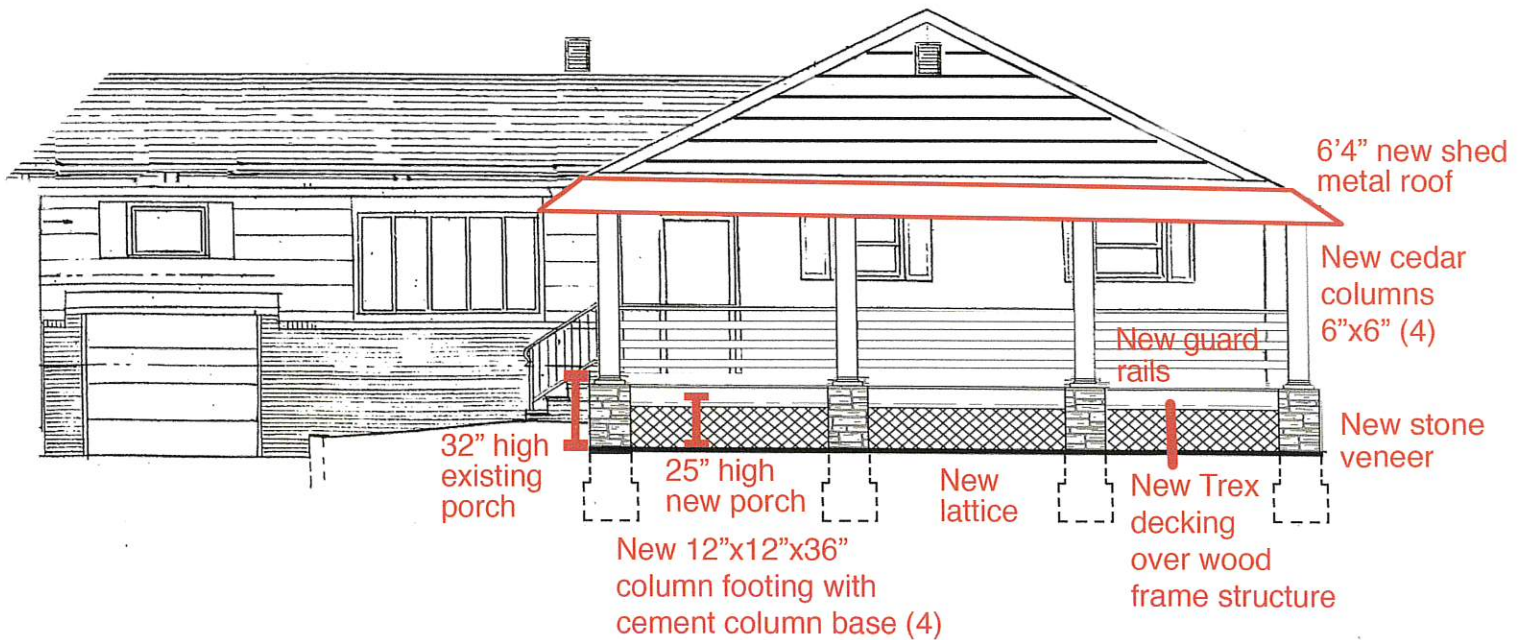
150-5.3 YARD REGULATIONS
 G. Unenclosed balconies, Porches and Steps.
 Unenclosed balconies or unenclosed porches or steps may have a roof over same within the yard areas not to exceed the sizes listed:
 MAXIMUM PROJECTION (FEET) AREA (SQUARE FEET)
 Front 5 35
 Side 3 15
 Rear 5 30

prop. impervious coverage (bldgs)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 porch 212 sq.ft.
 2,012 sq.ft.
 2,012 / 10,093 = 19.93%
 25% max. permitted

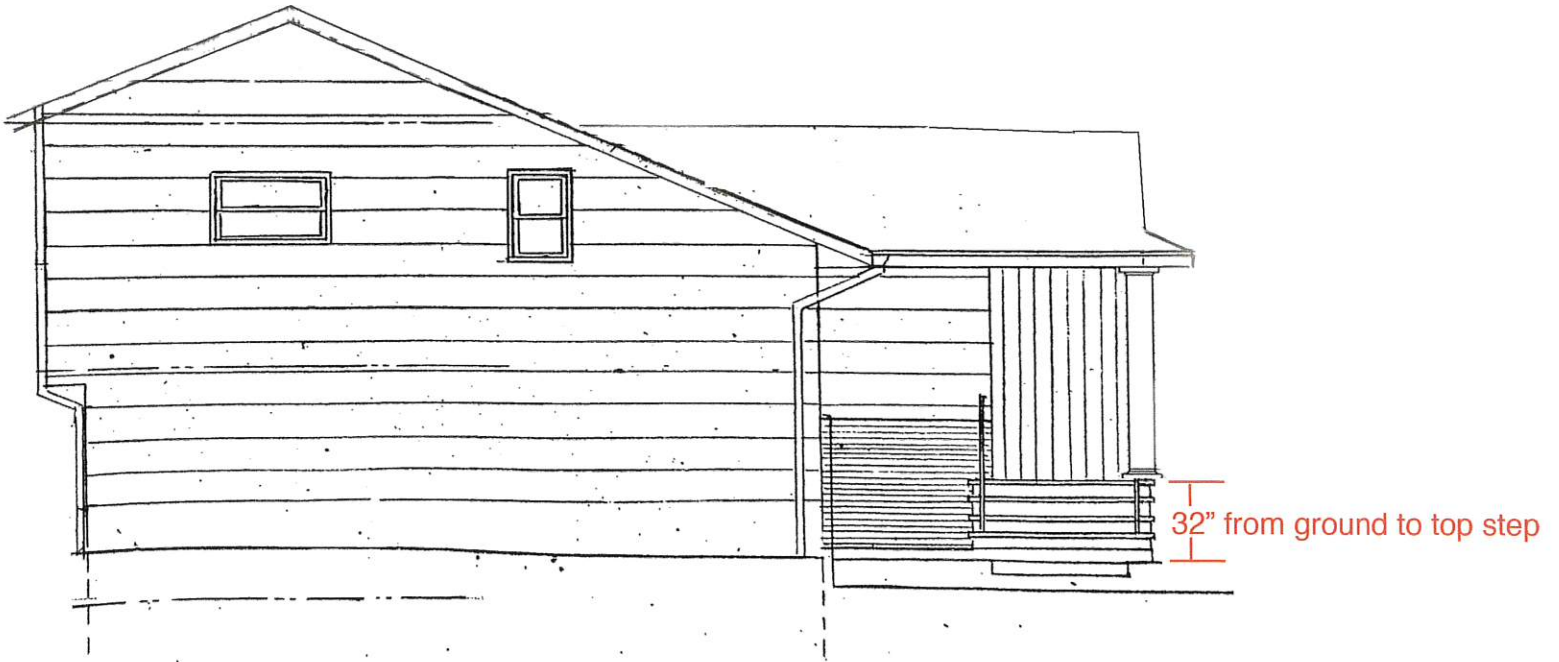
prop. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 drive, pavers, walks 2,050 sq.ft.
 porch 212 sq.ft.
 4,062 sq.ft.
 4,062 / 10,093 = 40.24%
 40% max. permitted



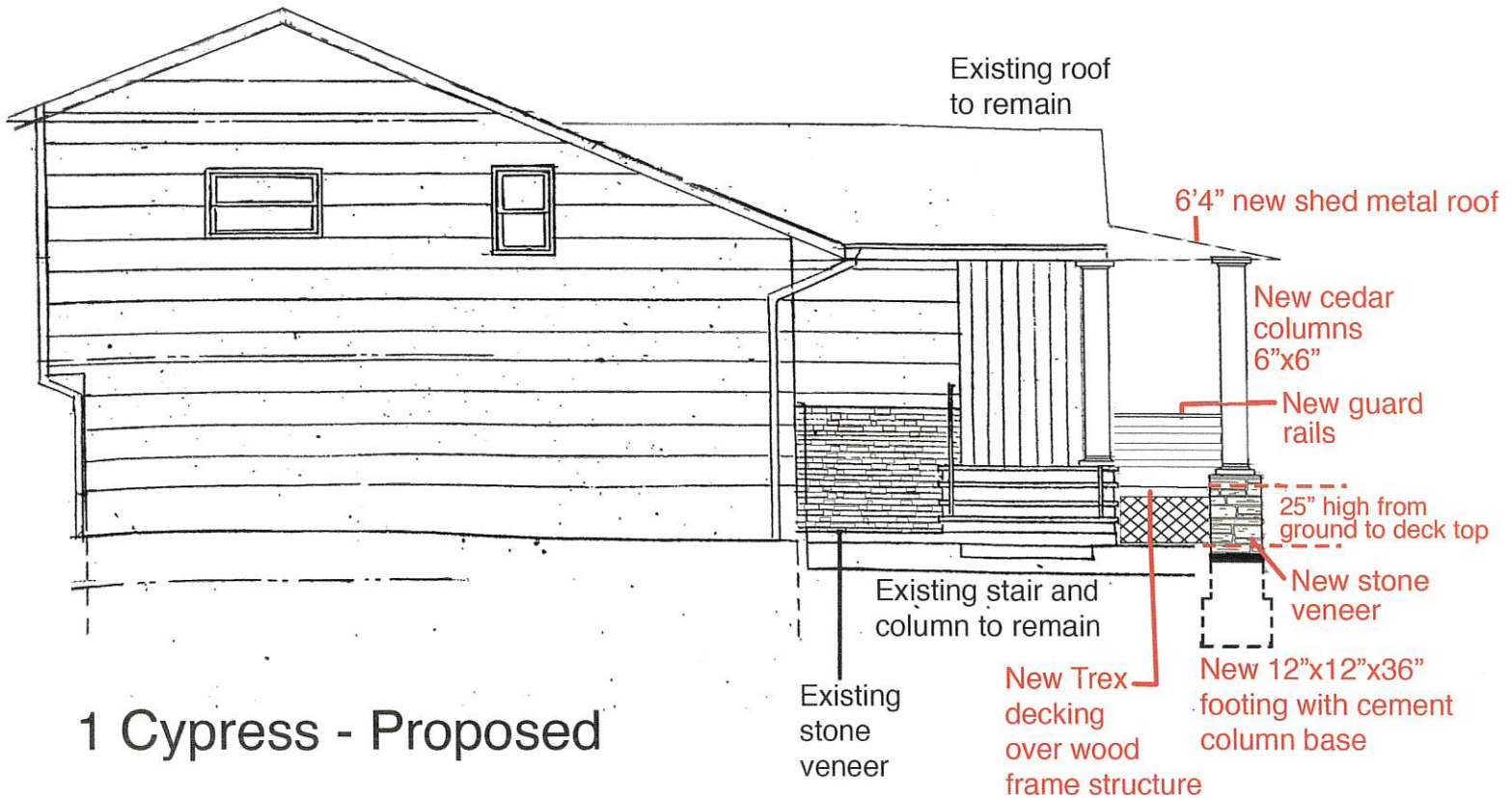
1 Cypress - Existing



1 Cypress - Proposed



1 Cypress - Existing

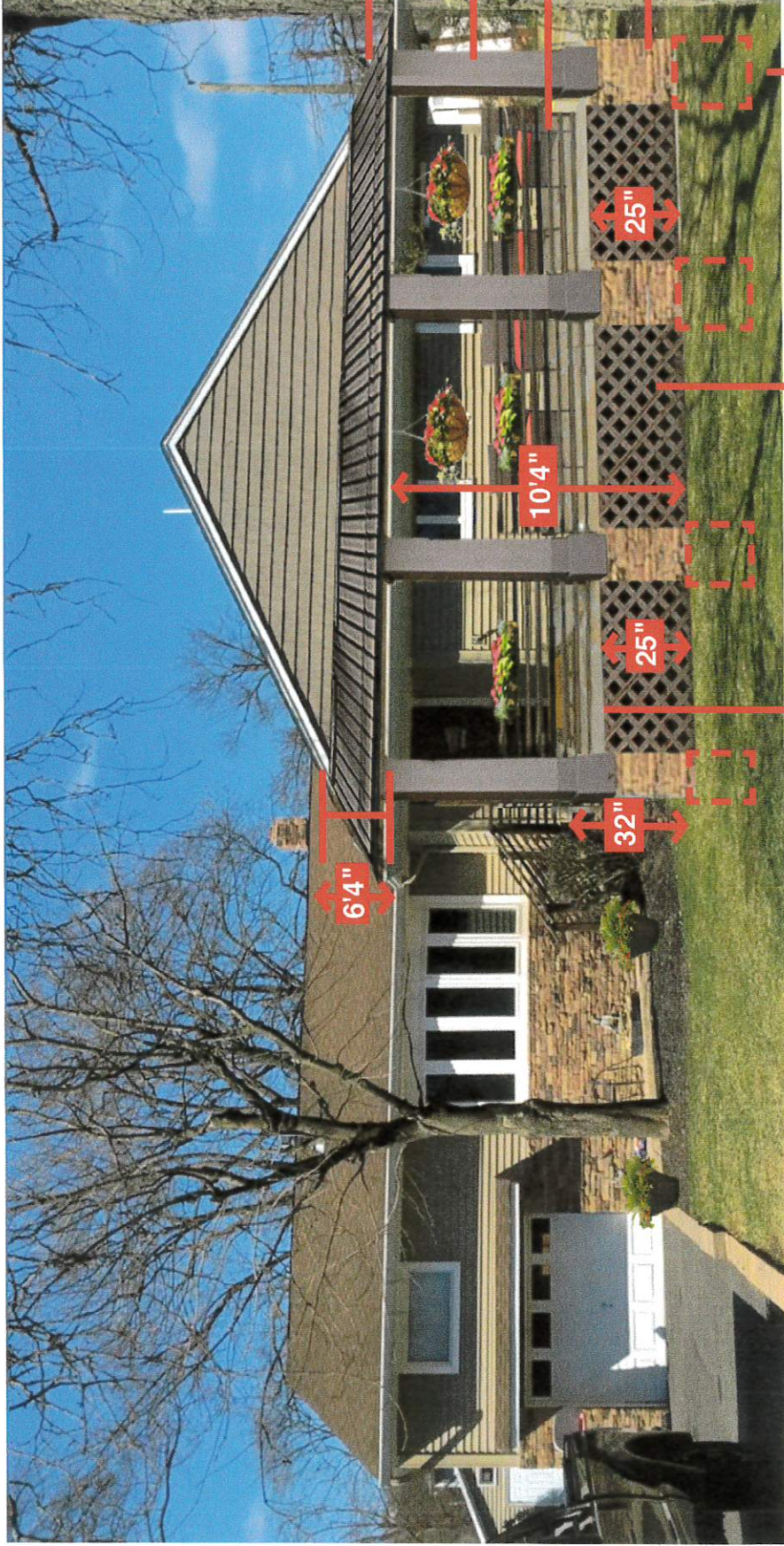


1 Cypress - Proposed

1 Cypress - Existing



1 Cypress - Proposed



New shed metal roof supported by 2'x8' wood framing

New cedar columns 6"x6" (4)

New guard rails

New stone veneer

New Trex decking over woodframe structure

New lattice

New 12"x12"x36" cement footing (4)

1 Cypress - Existing



1 Cypress - Proposed



New shed metal roof supported by 2'x8' wood framing

New cedar columns 6"x6" (4)

New guard rails

New 12"x12"x36" cement footing (4)

New Trex decking over woodframe structure

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

STEVE CRUZ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS,
THAT DEPONENT RESIDES AT 1 Cypress Ave, IN THE CITY OF Verona IN THE
COUNTY OF Essex AND STATE OF NJ AND THAT STEVE CRUZ 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 IIIIO AND LOT 77 AS SHOWN ON
THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Anita O'Mara

NOTARY

Steve Cruz

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

STEVE CRUZ 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 22nd DAY OF July 2020

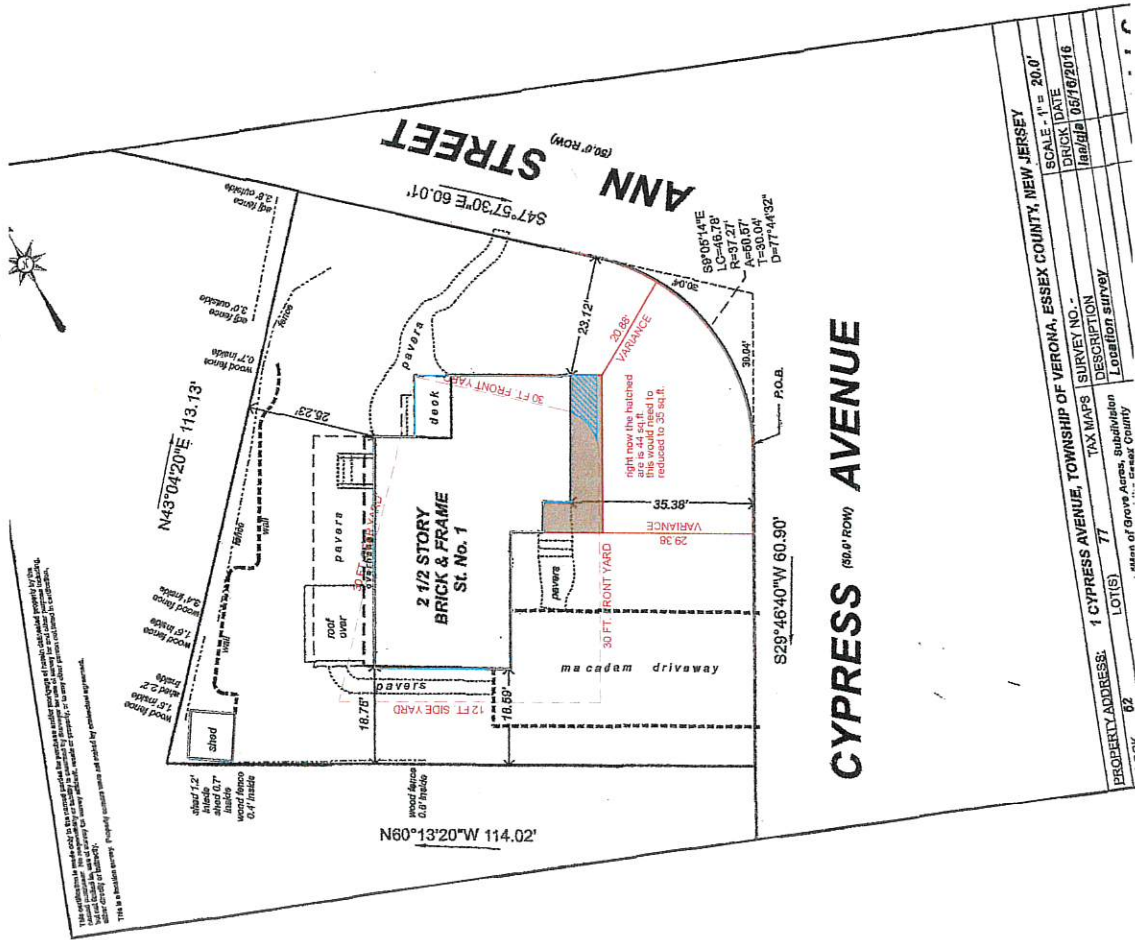
Anita O'Mara

NOTARY

Steve Cruz

APPLICANT

ANITA O'MARA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES Dec. 3, 2021



Lot Area 10,093 SQ.FT.
 exist. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.

1,800 sq.ft.
 1,800 / 10,093 = 17.83%

prop. impervious coverage (bldgs)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 porch 212 sq.ft.

2,012 sq.ft.
 2,012 / 10,093 = 19.93%
 25% max. permitted

Lot Area 10,093 SQ.FT.
 exist. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.

3,850 sq.ft.
 3,850 / 10,093 = 38.14%

prop. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 drive, pavers, walks 2,050 sq.ft.
 porch 212 sq.ft.

4,062 sq.ft.
 4,062 / 10,093 = 40.24%
 40% max. permitted

150-5.3 YARD REGULATIONS.
 G. Unenclosed Balconies, Porches and Steps.
 Unenclosed balconies or unenclosed porches or steps may have a roof over same within the yard areas not to exceed the sizes listed:

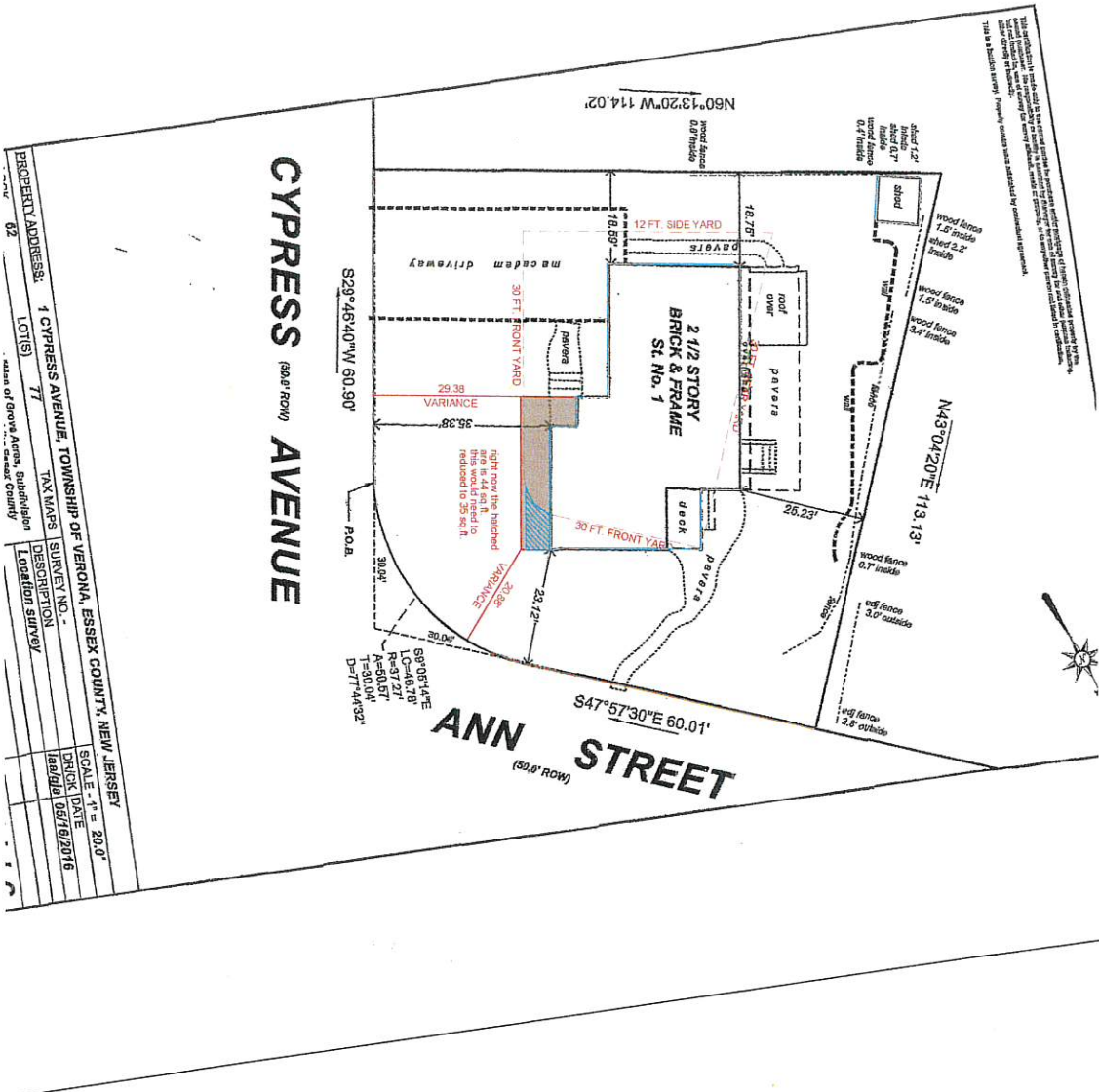
PROJECTION (FEET)	MAXIMUM AREA (SQUARE FEET)
5	36
3	15
5	30

CYPRESS AVENUE

PROPERTY ADDRESS:	1 CYPRESS AVENUE, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
LOT(S)	77
TAX MAPS	Location survey
SURVEY NO. -	05/10/2016
DESCRIPTION	
SCALE - 1" = 20.0'	
DRAWN DATE	05/10/2016







PROJECT ADDRESS: 1 CYPRESS AVENUE, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
 LOT(S): 77
 TAX MAPS: SURVEY NO. -
 DESCRIPTION: DRICK DATE
 LOCATION SURVEY: 05/18/2016
 SCALE: 1" = 20.0'
 AREA of Grove Area, Subdivision
 Essex County

CYPRESS AVENUE

ANN STREET

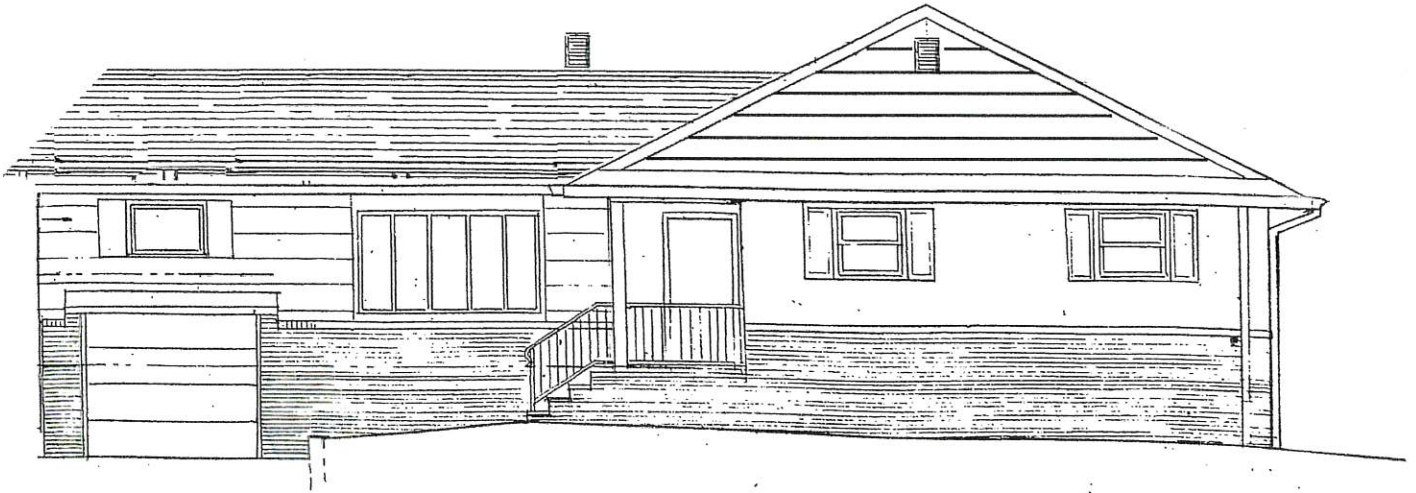
Lot Area 10,093 SQ.FT.
 exist. impervious coverage (bldgs)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 porch 212 sq.ft.
 1,800 sq.ft.
 1,800 / 10,093 = 17.83%
 prop. impervious coverage (bldgs)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 porch 212 sq.ft.
 2,012 sq.ft.
 2,012 / 10,093 = 19.93%
 25% max. permitted

Lot Area 10,093 SQ.FT.
 exist. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 porch 212 sq.ft.
 3,850 sq.ft.
 3,850 / 10,093 = 38.14%
 prop. impervious coverage (all)
 house - incl. deck 1,720 sq.ft.
 shed 80 sq.ft.
 drive, pavers, walks 2,050 sq.ft.
 porch 212 sq.ft.
 4,062 sq.ft.
 4,062 / 10,093 = 40.24%
 40% max. permitted

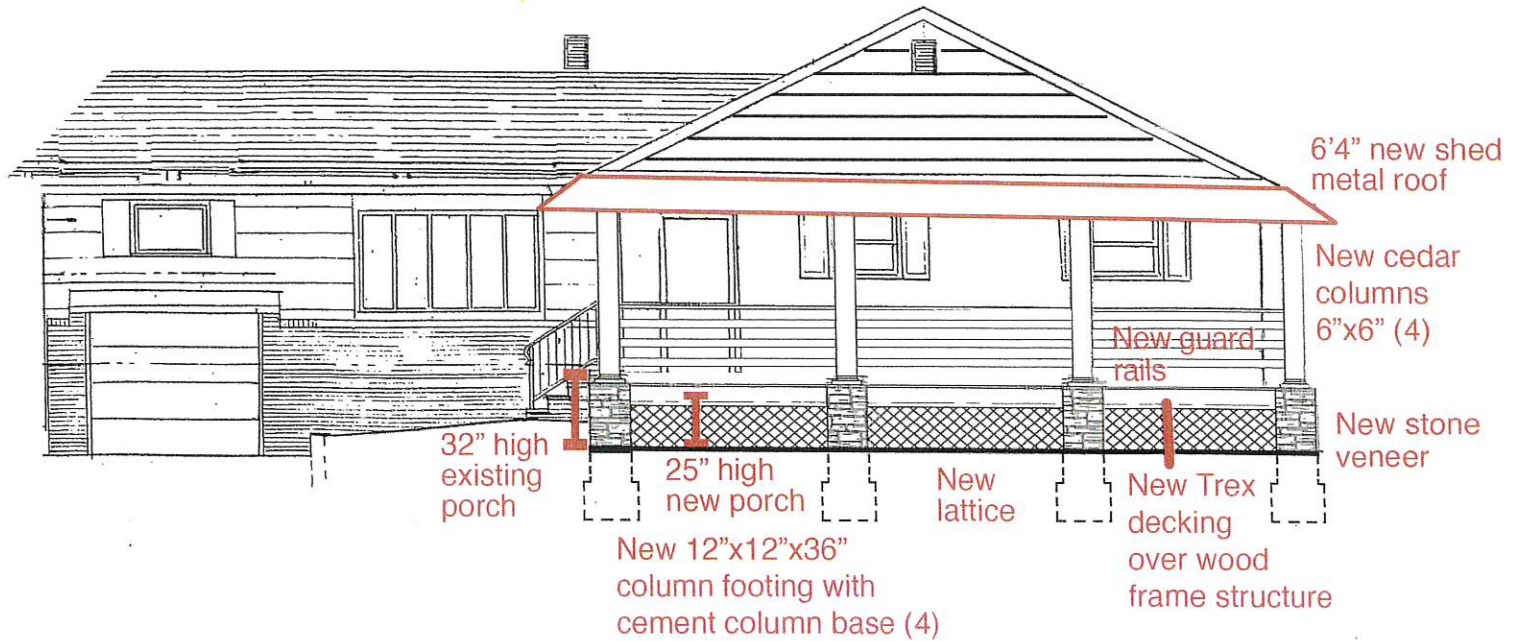
150-5.3 YARD REGULATIONS.

G. Unenclosed Balconies, Porches and Steps.
 Unenclosed balconies or unenclosed porches or steps may have a roof
 over same within the yard areas not to exceed the sizes listed:
 MAXIMUM

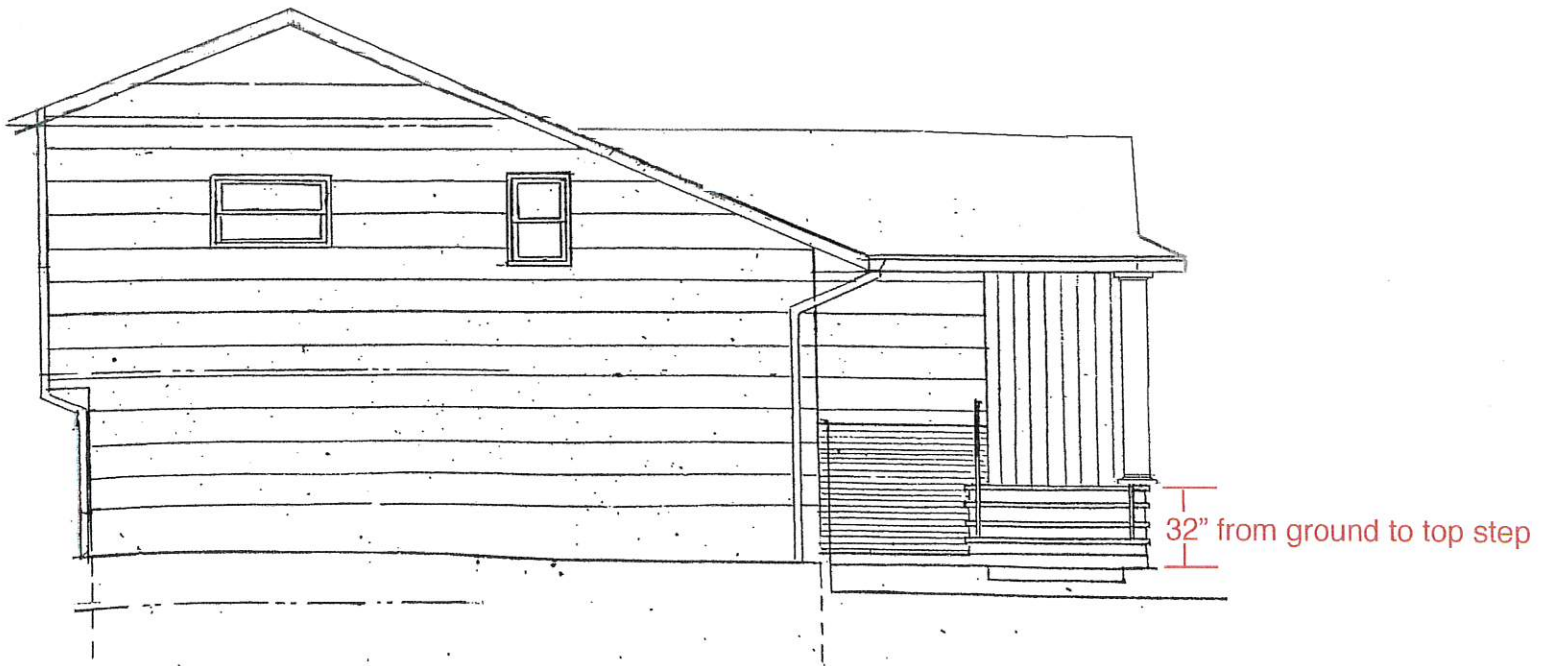
YARD	PROJECTION (FEET)	AREA (SQUARE FEET)	MAXIMUM
Front	5	35	
Side	3	15	
Rear	5	30	



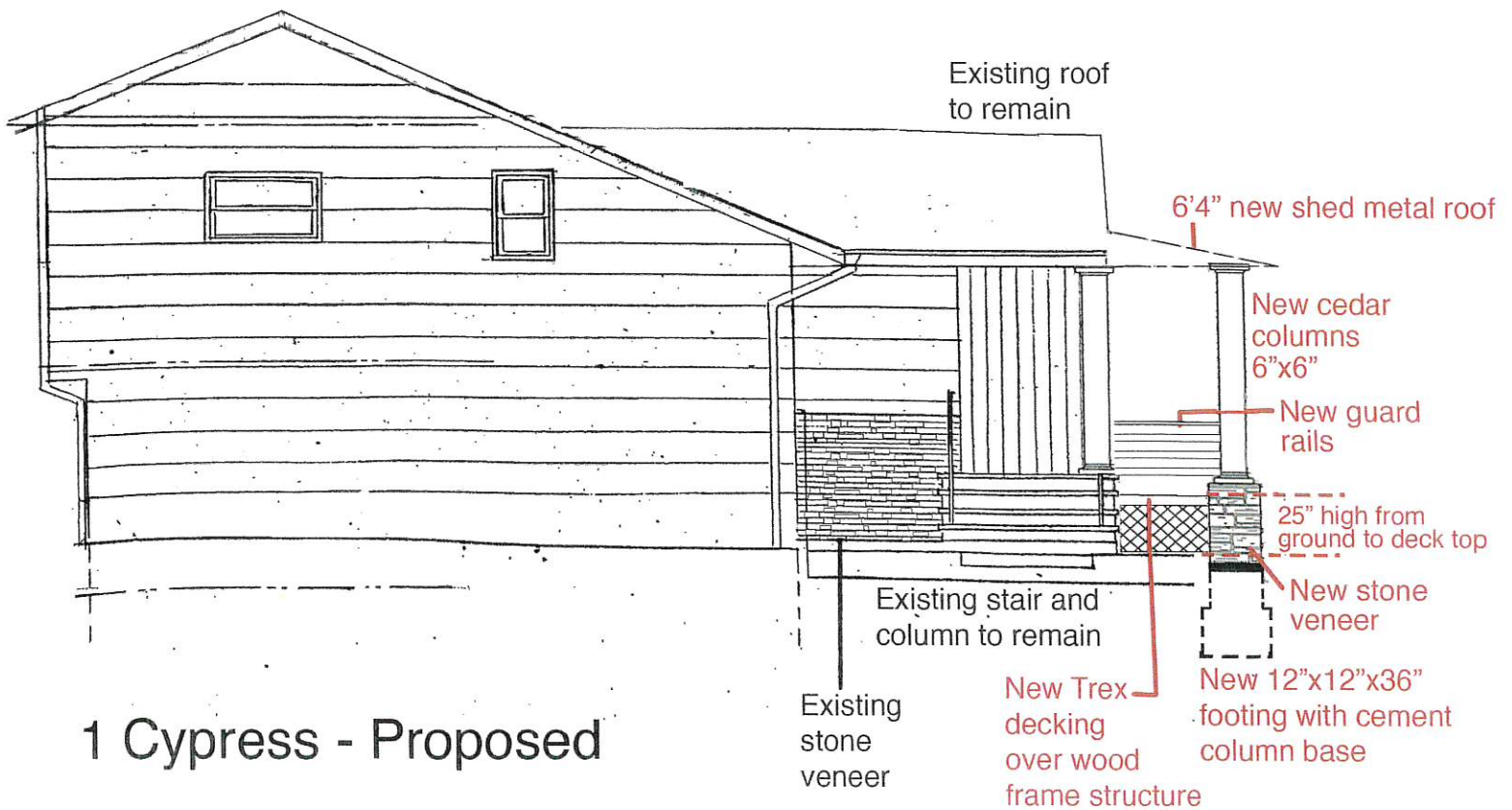
1 Cypress - Existing



1 Cypress - Proposed



1 Cypress - Existing

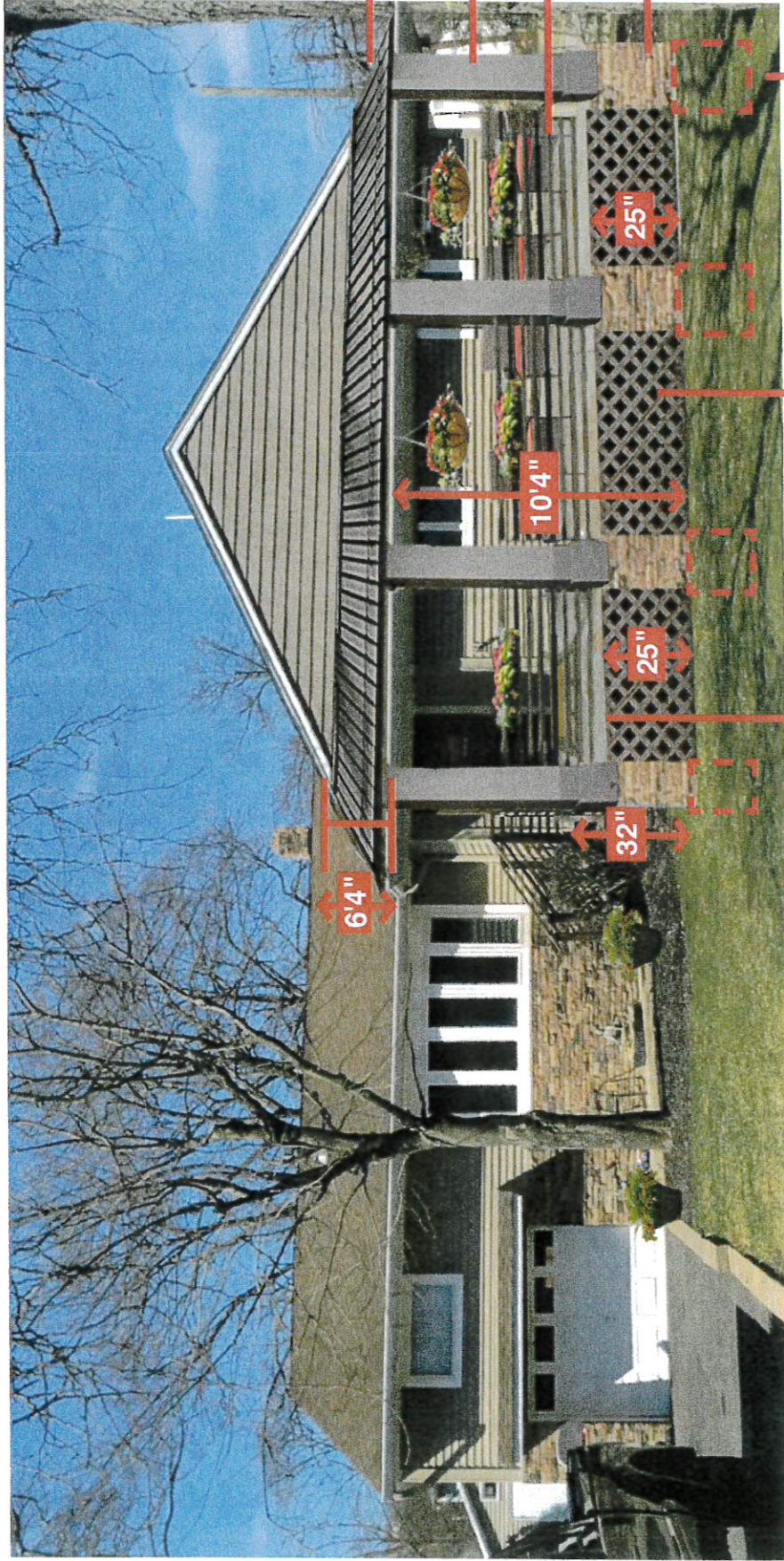


1 Cypress - Proposed

1 Cypress - Existing



1 Cypress - Proposed



New shed metal roof supported by 2'x8' wood framing

New cedar columns 6"x6" (4)

New guard rails

New stone veneer

New 12"x12"x36" cement footing (4)

New lattice

New Trex decking over woodframe structure

6'4"

32"

10'4"

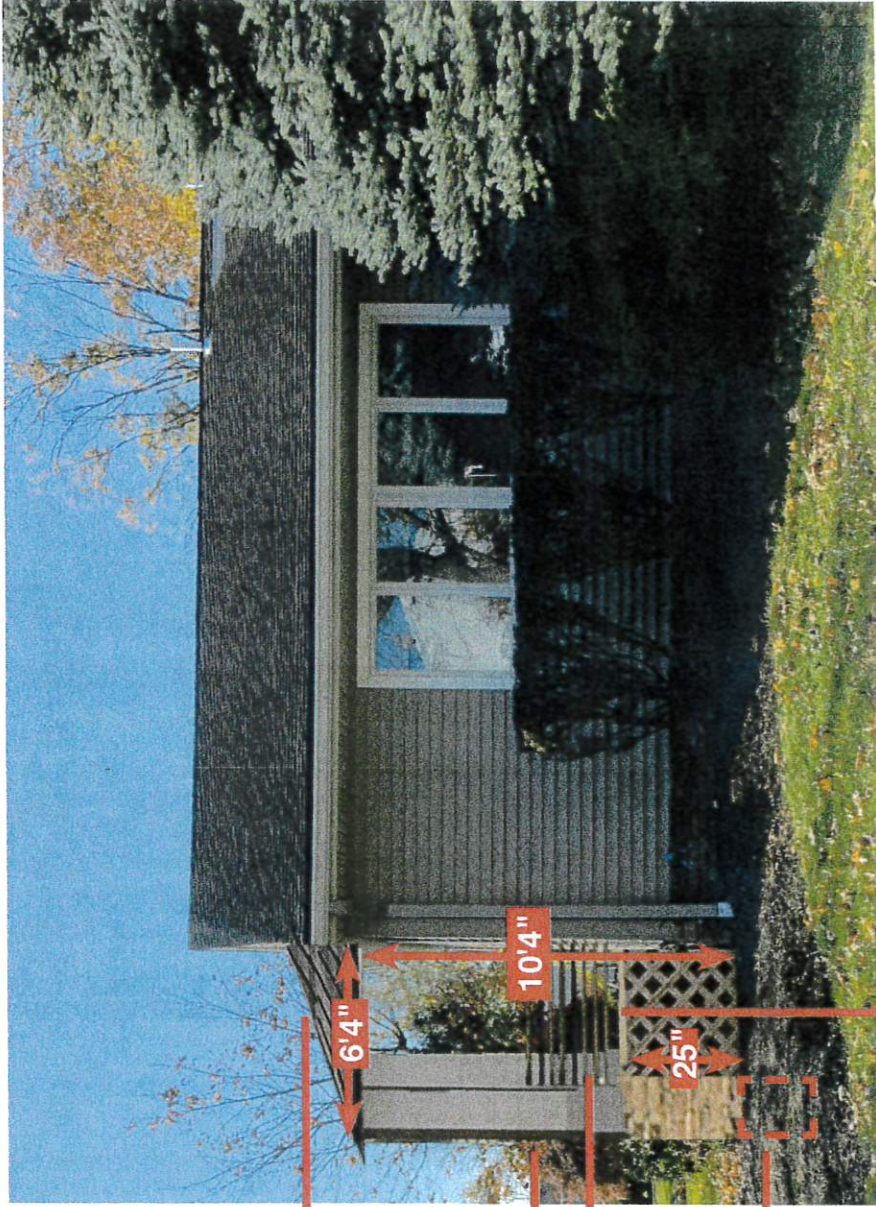
25"

25"

1 Cypress - Existing



1 Cypress - Proposed



New shed metal roof supported by 2'x8' wood framing

New cedar columns 6"x6" (4)

New guard rails

New 12"x12"x36" cement footing (4)

6'4"

10'4"

25"

New Trex decking over woodframe structure