

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 9/25/24

CASE # 2024-23

PROPERTY ADDRESS 38 Forest Avenue, Verona, NJ 07044

BLOCK 1602 LOT 15 ZONE R-60

APPLICANT'S NAME Courtney Rombough

PHONE # _____ CELL PHONE # 973-985-8230

EMAIL courtney@courtneyrombough.com

PROPERTY OWNER'S NAME Colleen Sheridan and Michael Burke

PROPERTY OWNER'S ADDRESS 38 Forest Avenue, Verona, NJ 07044

PROPERTY OWNER'S PHONE # _____ CELL # 301-996-7004

PROPERTY OWNER'S EMAIL colleen.c.sheridan@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Build 384 SF deck that is 3.5% over the maximum impervious coverage.

CONTRARY TO THE FOLLOWING:

The following are the violations of the deck design:

The corner of the deck is 1' into the rear yard setback.

The impervious coverage is over 3.5%. The deck will have opening between the slats to allow the water to flow through.

LOT SIZE: EXISTING 6721 sf PROPOSED 6721 sf TOTAL No change.

HIEGHT: EXISTING 34.11 ft PROPOSED 34.11 ft

PERCENTAGE OF BUILDING COVERAGE: EXISTING 18% PROPOSED 25%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 33.8% PROPOSED 43.5%

PRESENT USE Single Family Residential

PROPOSED USE Single Family Residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>21.85'</u>	<u>No Change</u>
REAR YARD	<u>30'</u>	<u>51.15'</u>	<u>29' to corner of deck</u>
SIDE YARD (1)	<u>8' One side - 18' both</u>	<u>12.26'</u>	<u>10'</u>
SIDE YARD (2)	<u>8' One side - 18' both</u>	<u>13.14'</u>	<u>8'</u>

DATE PROPERTY WAS ACQUIRED 6/9/2010

TYPE OF CONSTRUCTION PROPOSED:

Type 5: Wood-framed type

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	785 SF	428 SF	1213 SF
FIRST FLOOR	1169 SF	420 SF	1589 SF
SECOND FLOOR	936 SF	443 SF	1379 SF
ATTIC	732 SF	0	No Change

NUMBER OF DWELLING UNITS: EXISTING¹ _____ PROPOSED¹ _____

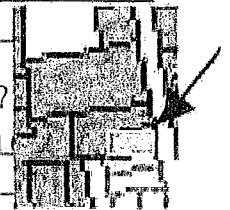
NUMBER OF PARKING SPACES: EXISTING² _____ PROPOSED² _____

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?

The lot is shorter than all the lots around it. The adjacent lot wraps around the project lot in



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 corner of the deck is 1' into the rear yard setback.

The impervious coverage is over 3.5%. The deck will have opening between the slats to allow the water to flow through.

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.

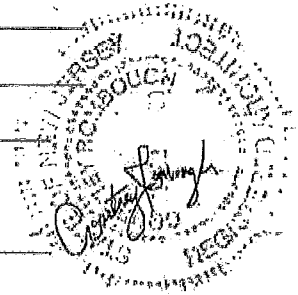
If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	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 Courtney Rombough
Address 141 Central Ave., Montclair, NJ 07042
Phone # 973.985.8230
Fax # _____
Email courtney@courtneyrombough.com



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

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Colleen Sheridan OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 38 Forest Avenue, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT

Colleen Sheridan 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 1602 AND LOT 15 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

NOTARY
SUSAN R FIRTH
Notary Public, State of New Jersey
Comm. # 50190193
My Commission Expires 3/28/2027

Sworn to and subscribed ^{OWNER}
before me this
25 day of Sept, 2024

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Colleen Sheridan 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 25 DAY OF September
2024.

NOTARY

APPLICANT

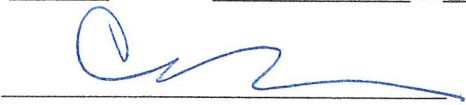
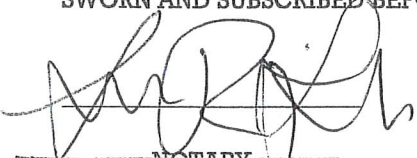
AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

Courtney Rombough _____ IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 25 DAY OF September 2024.



NOTARY
SUSAN R FIRTH
Notary Public, State of New Jersey
Comm. # 50190193
My Commission Expires 3/28/2027

APPLICANT

Colleen Sheridan

Sworn to and subscribed
before me this
25 day of Sept, 2024

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
KEVIN O'SULLIVAN
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

Zoning Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4772

September 23, 2024

Zoning Permit # 2024-148 – DENIED - Addition & Deck – Engineering Required

Applicant: Courtney Rombough
141 Central Ave
Verona, NJ 07044

Owner: Colleen Sheridan
38 Forest Avenue
Verona, NJ 07044

Property: 38 Forest Avenue; Block 1602, Lot 15

Zone: R-60 (Medium-Density Single Family)

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Plans by Courtney Rombough, AIA, LLC, signed and sealed by Courtney Rombough, AIA, dated 8/15/2024.

ZONING REQUEST:

Based upon the zoning permit application is seeking approval to construct a 2 story addition on the rear of an existing dwelling (first floor 420 square feet; second floor 443 square feet; basement 428 square feet); new 384 square foot deck and steps. No other requests have been requested or shown and therefore have not been considered in this departmental review.

ZONING DECISION:

- The property is zoned as R-60 (Medium-Density Single Family);
- Per Section 150-17.3 A, the project is an addition to a single-family home - Complies;
- Per Section 150-17.3 D (1) the minimum lot size is 7,200 square feet with the current lot size of the property being 6,721 square feet – pre-existing non-conforming lot;
- Per Section 150-17.3 D (2), the minimum lot width is 60 feet, with the current lot width being 62.5 feet– Complies;

- Per Section 150-17.3 D (3), the maximum lot coverage allowable is 25%/1,680.25 square feet; existing is 18%/1,215 square feet with proposed 25%/1,687 square feet - Complies;
- Per Section 150-17.3 D (4), the maximum improved lot coverage allowable is 40% or 2,688.4 square feet; existing is 33.8%/2,271.6 square feet with proposed 43.5%/2,923.6 square feet– **A variance is required;**
- Per Section 150-17.3 E (1) Minimum front yard setback: 30 feet where a pre-existing non-conforming setback of 21.85 feet exists – not changing;
- Per Section 150-17.3 E (2) Minimum side yard setback (one): eight feet where existing is 12.26 feet and proposed is:
 - 10 feet to proposed deck – Compliant;
 - 8 feet to proposed addition – Compliant;
- Per Section 150-17.3 E (3) Minimum side yard setbacks (both): 18 feet where existing is 25.4 feet and proposed is 18 feet – Compliant;
- Per Section 150-17.3 E (4) Minimum side yard setbacks (both) percentage of lot width is 25% where existing is 46.61% and 33.03% - Compliant;
- Per Section 150-17.3 E (5) Minimum rear yard setback to principal structure is 30 feet; proposed is 44± feet to new addition - Compliant;
- Per Section 150-17.3 E (6) the maximum allowable height (stories/feet) is 2.5 stories/30 feet; with the current being a pre-existing non-conforming 2.5 stories/34 feet with no change proposed - Complies;
- Per Section 150-17.3 F. Area, yard and bulk regulations for accessory structures and uses shall be as follows: Deck
 - (1) Minimum side yard setback (one): eight feet proposed is 10 feet and 13+ feet – Compliant;
 - (2) Minimum rear yard setback: 10 feet proposed to deck is 29± feet – Compliant;
- Per Section 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15% (the rear yard is calculated from the rear property line to the nearest rear wall of the dwelling); Proposed yard to be 2,045 square feet with 15% being 306.75 square feet– proposed is 337.25 or **16.49%** (existing shed is 91 square feet and **portion of proposed deck in the rear yard** is 246.25 square feet) - **A Variance is needed;**
- Per Section 150-17.3 F (5) Maximum height (stories/feet): 1 1/2 stories/15 feet – proposed deck is 2'8" from grade – Compliant;
- This application requires an **Engineering Review** and **Stormwater Management Review** as the disturbance is 596 (420 square foot addition + 384 square feet of deck/steps – 208 square foot of paver patio to be removed) and proposed addition includes 428 square feet of basement;
- No trees are proposed to be removed;
- The proposed limit of disturbance is below 5,000 square feet, so HEPSCD certification will not be required.

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **DENIED** by this office.

Please Note:

1. No electrical, plumbing or building codes were reviewed as part of this application.
 - a. The applicant shall be required to submit a foundation location survey of the new addition **prior** to any building framing. The survey must be prepared, signed and sealed by a land surveyor that is licensed in the State of New Jersey.
 - b. Prior to the issuance of a final CO, the applicant must submit an as-built survey to verify that all proposed zoning conditions including setbacks and impervious coverage have

been adhered to. The survey must be prepared, signed and sealed by a professional surveyor or Engineer that is licensed in the State of New Jersey.

2. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d.

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

Respectfully Submitted,

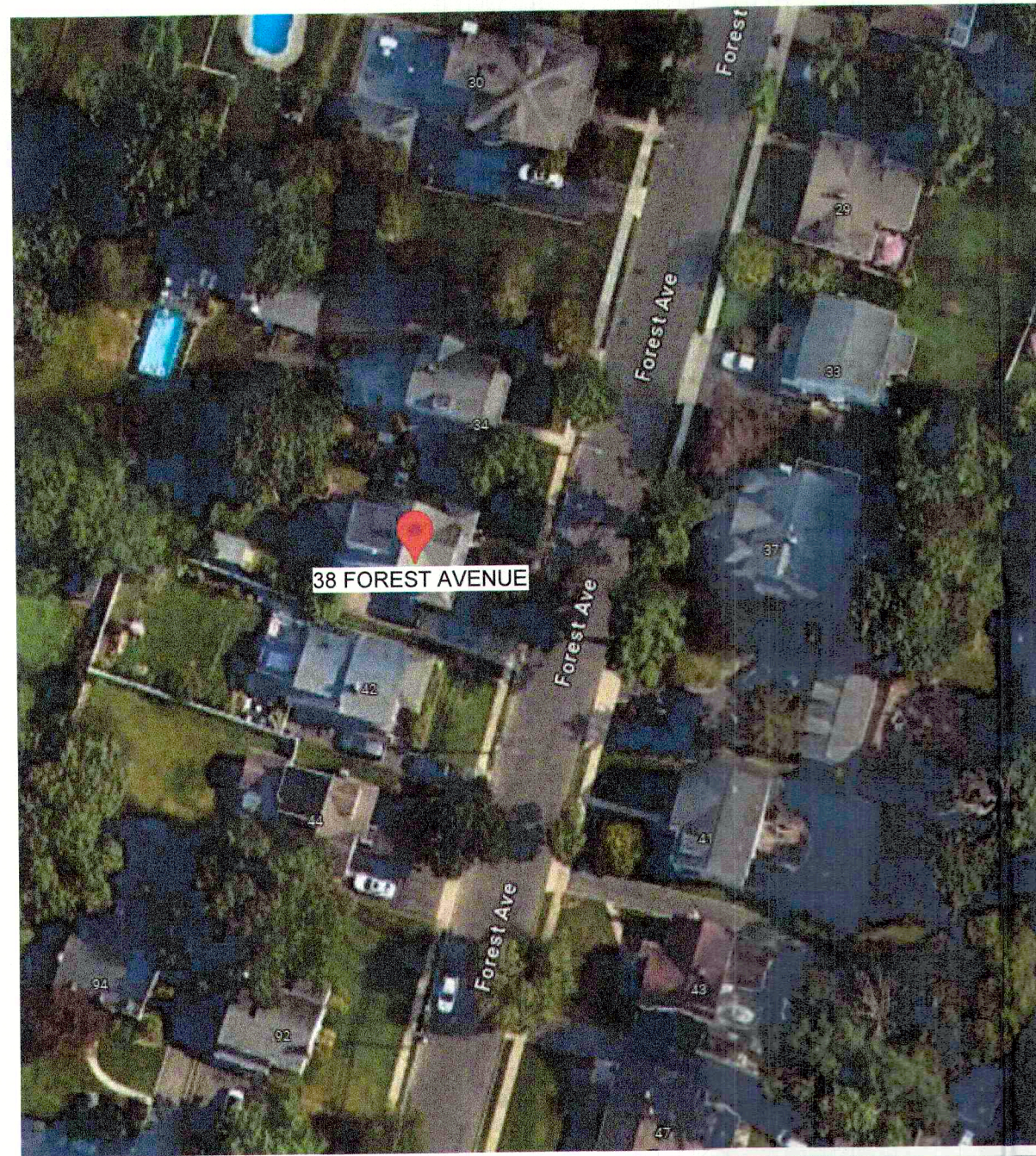


Kathleen Miesch

Zoning Official

kmiesch@VeronaNJ.org

cc: Tom Jacobsen, Construction Official
Kristin Spatola, Technical Assistant
Courtney Hofmann

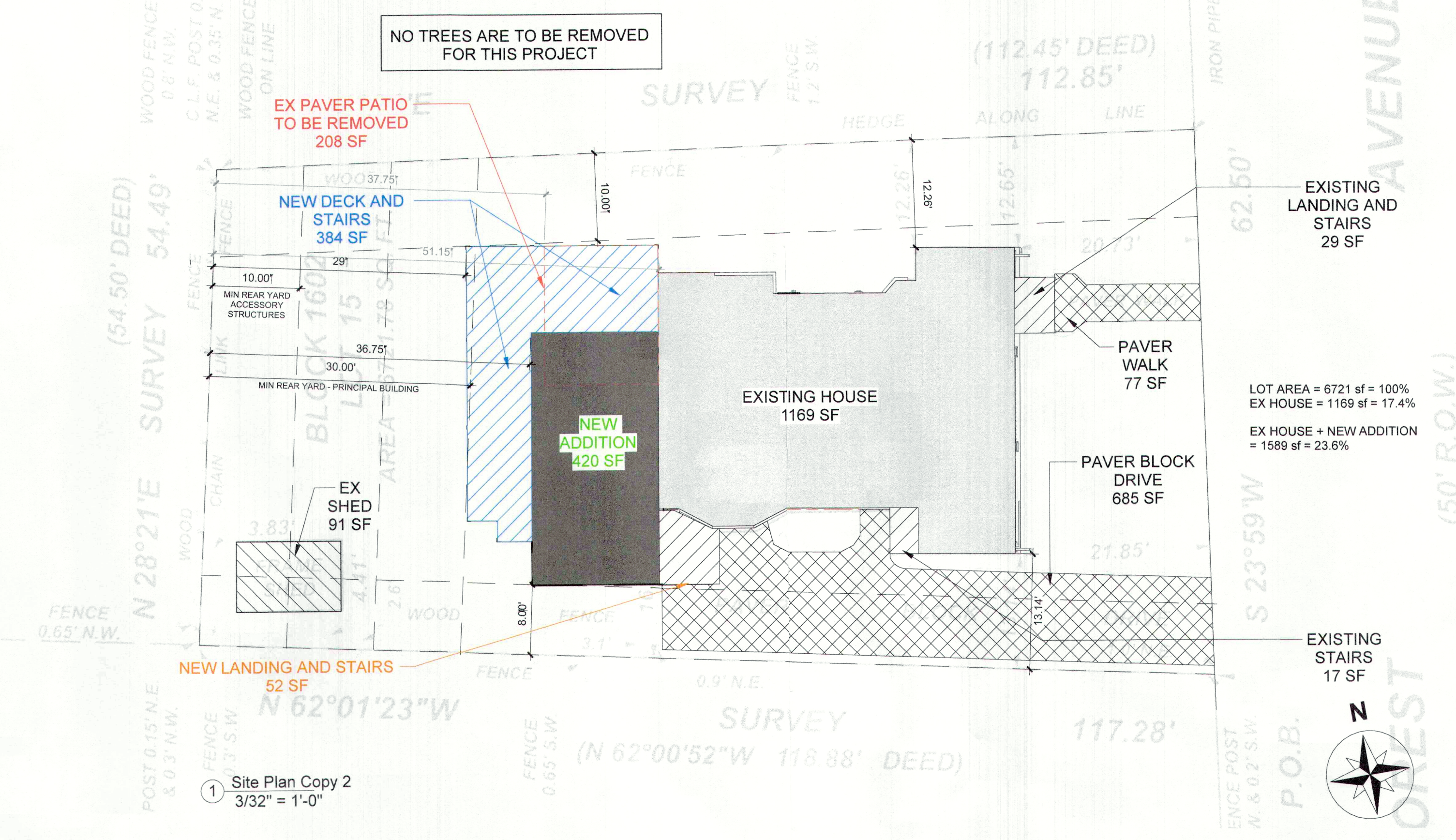


CERTIFICATE OF AUTHORIZATION NO. 240A28046000
 SCALE: 1"=20'
 DATE: NOV. 15, 2023
 DRAWN: G.M.
 CHECKED: R.J.H.
 TAX MAP: 1602-15
 SURVEY: 23-30306

RICHARD J. HINGOS, INC.
 PROFESSIONAL LAND SURVEYORS
 539 VALLEY ROAD P.O. BOX 43752
 UPPER MONTCLAIR, N.J. 07041
 TELEPHONE: (973) 783-1114
 EMAIL: RHINGOS@COMCAST.NET

GARY S. MOLDOVANY
 PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 3483

RICHARD J. HINGOS, JR.
 PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 4181



COLLEEN SHERIDAN AND MIKE BURKE

38 FOREST AVENUE,
 VERONA, NJ 07044



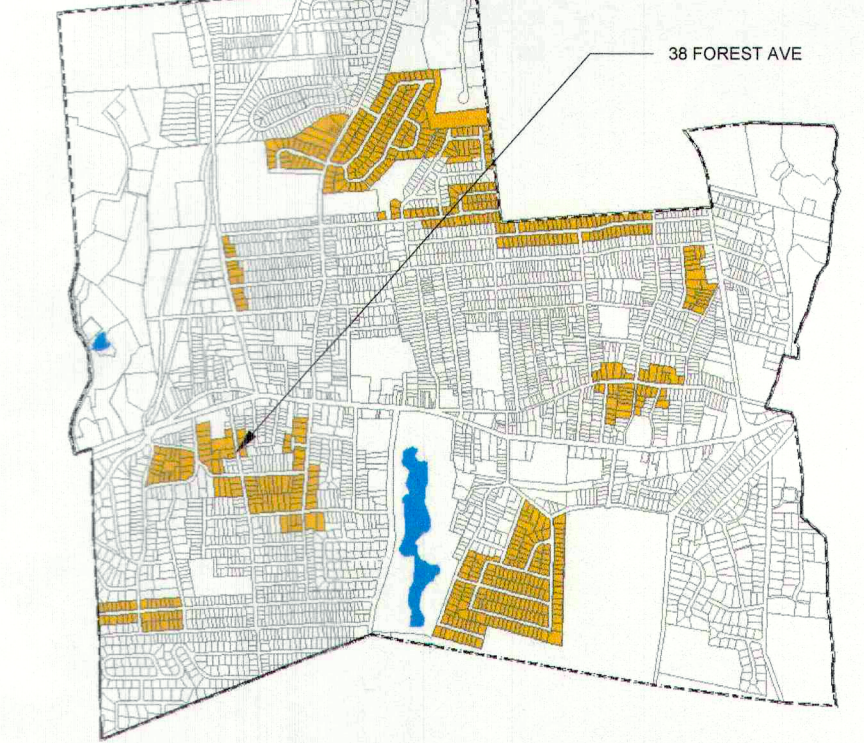
PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF AN ADDITION TO & ALTERATION OF PORTIONS OF AN EXISTING SINGLE FAMILY DWELLING.
 THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK

SCOPE OF WORK

- BASEMENT**
 - NEW WALLS CREATING RECREATION AREA, STORAGE/MERCH/LAUNDRY
 - NEW FULL BASEMENT SPACE
- FIRST FLOOR**
 - KITCHEN REMODEL
 - NEW WALK-IN PANTRY
 - NEW FAMILY ROOM
 - POWDER ROOM REMODEL
 - NEW MUDROOM
- SECOND FLOOR**
 - NEW PRIMARY BEDROOM
 - NEW PRIMARY BATHROOM
 - NEW PRIMARY WALK-IN CLOSET
- THIRD FLOOR**
 - ATTIC BEDROOM REMODEL
 - OFFICE
 - ATTIC BATHROOM REMODEL

LOCATION PLAN



PROJECT CONTACTS

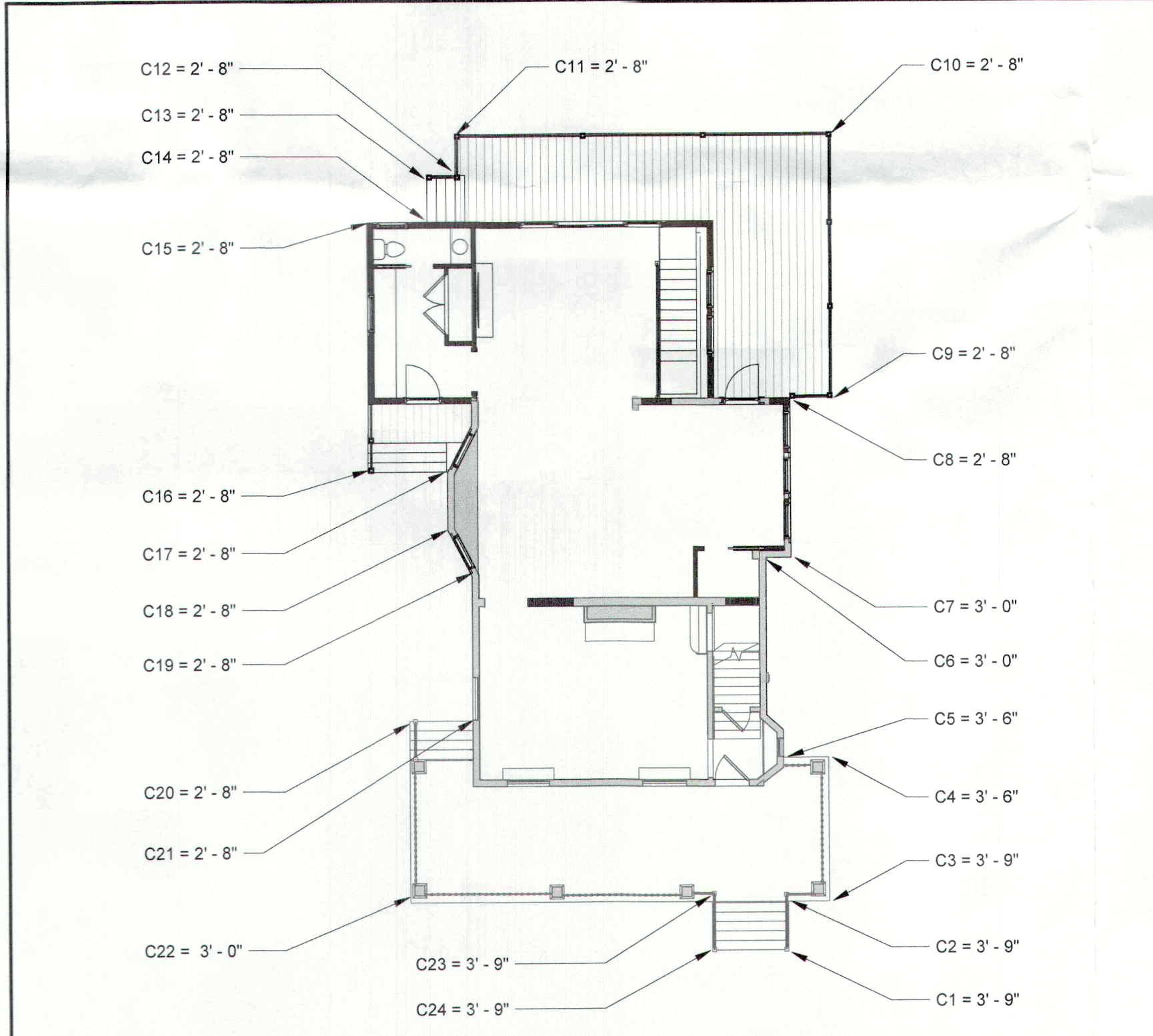
Owners:
 COLLEEN SHERIDAN AND MIKE BURKE
 38 FOREST AVENUE,
 VERONA NJ 07044
 colleen.sheridan@gmail.com
 mburke@angan.com
 301-965-004 (C), 347-633-1923 (M)

Architect:
 Courtney Rombough AIA LLC
 141 Central Ave
 Montclair, NJ 07042
 (973) 985-8230
 Courtney@courtnierombough.com

SHEET LIST

V-1	Variance 01
V-2	Variance 02
V-3	Variance 03

AVERAGE GRADE + BUILDING HEIGHT CALCULATION



BUILDING HEIGHT SCHEDULE

POINT	Grade	Peak	POINT	Grade	Peak
C1	3'-9"		C12	2'-8"	
C2	3'-9"		C13	2'-8"	
C3	3'-9"		C14	2'-8"	
C4	3'-6"		C15	2'-8"	
C5	3'-6"		C16	2'-8"	
C6	3'-0"	31'-2"	C17	2'-8"	
C7	3'-0"		C18	2'-8"	
C8	2'-8"		C19	2'-8"	
C9	2'-8"		C20	2'-8"	
C10	2'-8"		C21	2'-8"	
C11	2'-8"		C22	3'-0"	

Average grade (C1-C22) = 2.94 ft
 *Roof peak (C1-C22) = 31.17 ft
 Building height = 34.11 ft

SQUARE FOOTAGE

LEVEL	EXISTING	NEW	TOTAL
BASEMENT:	785 SF	428 SF	1213 SF
FIRST FLOOR:	1169 SF	420 SF	1589 SF
SECOND FLOOR:	936 SF	443 SF	1379 SF
ATTIC:	732 SF	-	No change

ZONING + USE INFORMATION

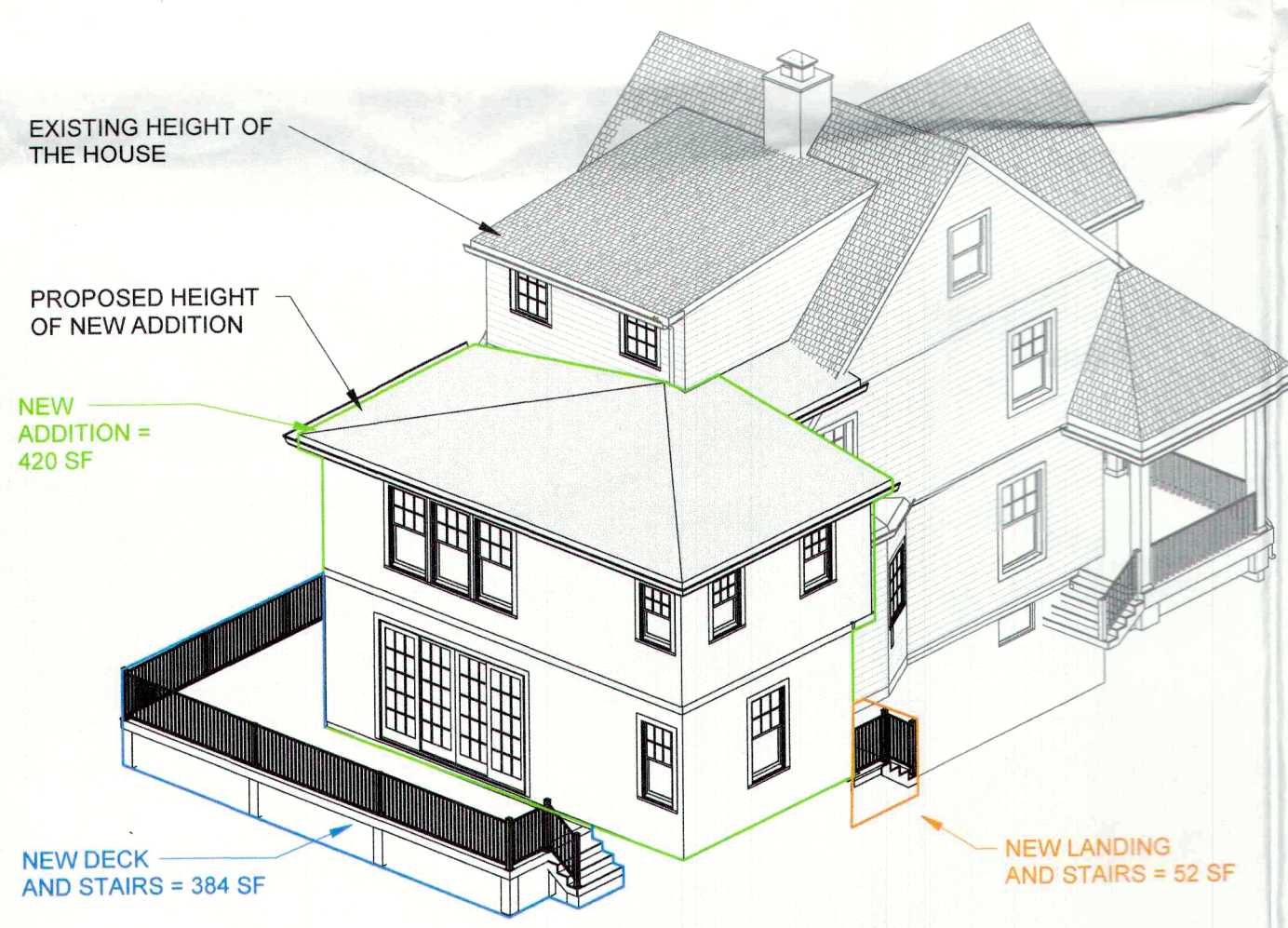
Zoning / Use / Construction Classification
 Street Address: 38 FOREST AVENUE, VERONA, NJ 07044
 Block: 1602 Lot: 15 Qual: N/A
 Zoning Classification: R-60 Medium-Density-Single-Family Residential
 FEMA Zone: N/A
 Existing Use Group: R-5, Single Family
 Proposed Use Group: R-5, Single Family

Regulation	Requirement	Existing	Proposed	Conforms
Lot	Min. Lot Area (SF)	7200	6721	No Change
	Min Lot Width (ft)	60	62.5'	No Change
	Min. Front Yard	30'	21.85'	No Change
Yards	Min. Side Yard - North (ft)	8' One side - 18' Both	12.26'	10'
	Min. Side Yard - South (ft)	8' One side - 18' Both	25.4' both	8'-0"(18' both)
	Min. Side Yards - Both (%)	25% of lot width	46.61%	33.03%
	Min Rear Yard - West (ft)	30' Ppal / 10' Accessory	51.15' / 3.83'	29' to the edge of the deck
	Max. Height Principal (ft / stories)	~30' / 2.5 Stories	~34' / 2.5 Stories	No Change
	Max. Height Accessory (ft / stories)	~15' / 1.5 Stories	N/A	No Change
	Lot coverage (%)	25%	18%	25%
	Max Coverage Imperv Surface	40%	33.8%	43.5%
	Max yard coverage Accessory (%)	15%	10%	16.4%
	Min distance Ppal to Acc (ft)	10'	36.1'	22'

Comments:
 - Existing Lot coverage = 1169 sf (Ex house) + 17 sf (Ex Stairs) + 29 sf (Ex Landing and stairs)
 1215 sf / 6721 sf (Lot Area per survey) = 18%
 - Proposed Lot coverage = 1215 sf (Ex lot coverage) + 420 sf (New addition) + 52 (New Landing and stairs)
 = 1687 sf
 1687 sf / 6721 sf (Lot Area per survey) = 25%
 - Yard Coverage (Accessory structures) = 91 sf (Shed) + 384 sf (New deck) = 475 sf
 475 sf / 2900 sf (Rear yard Area) = 16.4%
 - Impervious coverage increase = 2924 sf (Proposed) - 2276 sf (Ex) = +648 sf (Requires stormwater management)

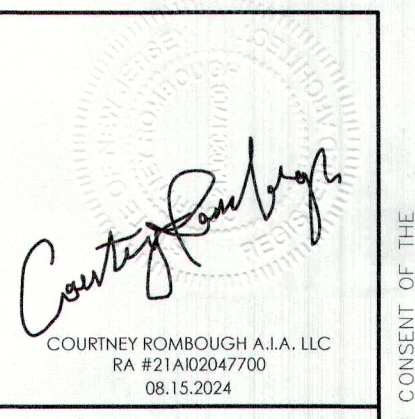
EXISTING + NEW FOOTPRINTS CALCULATION

EX FOOTPRINT (1169 SF) + FOOTPRINT OF NEW ADDITION (420 SF)
 TOTAL OF NEW BUILDING FOOTPRINT = 1589 SF
 TOTAL OF NEW BUILDING FOOTPRINT + NEW DECK + NEW STAIRS = 2025 SF



REVISIONS	BY

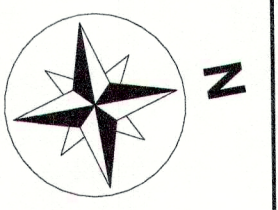
Courtney Rombough A.I.A. LLC
 ARCHITECT
 ARCHITECT'S ADDRESS: 141 Central Ave, Montclair, NJ
 PHONE: 973.985.8230
 WEBSITE: COURTNIEROMBOUGH.COM
 EMAIL: COURTNEY@COURNIEROMBOUGH.COM



COLLEEN SHERIDAN AND MIKE BURKE
 38 FOREST AVENUE, VERONA, NJ 07044
 BLOCK 1602 LOT 15

DRAWN	CHECKED

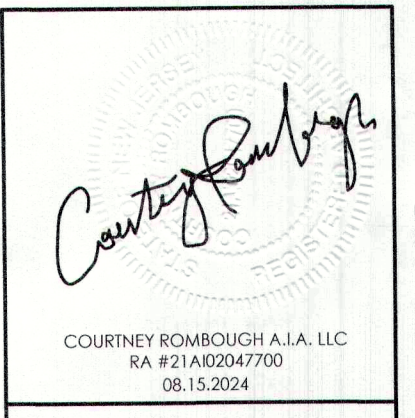
V-1



REVISIONS	BY

Courtney Rombough A.I.A. LLC
ARCHITECT

ARCHITECTS ADDRESS: 141 Central Ave. Montclair, NJ
 PHONE: 973.985.6250
 WEBSITE: COURTEYROMBOUGH.COM
 EMAIL: COURTNEY@COURTEYROMBOUGH.COM



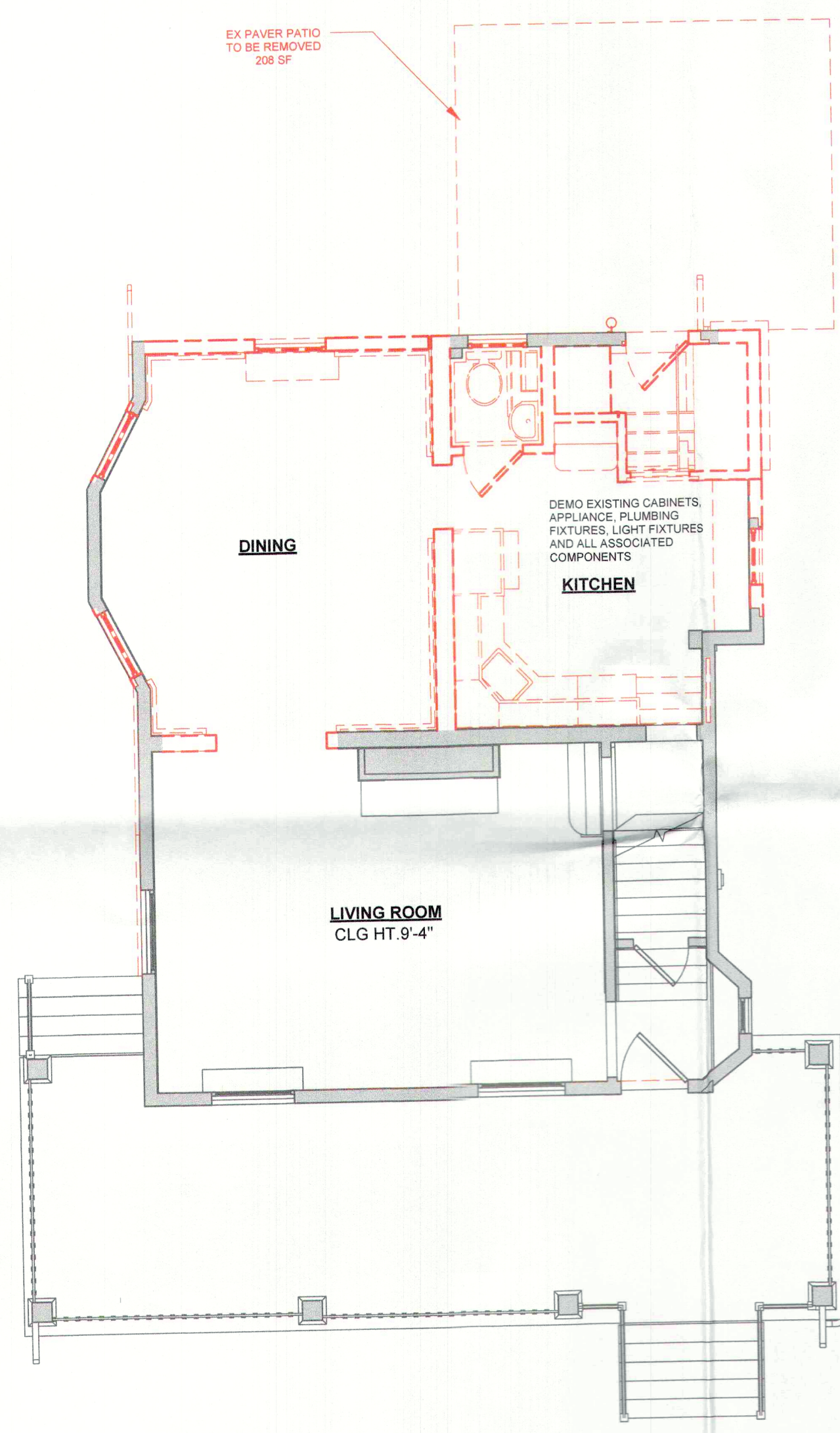
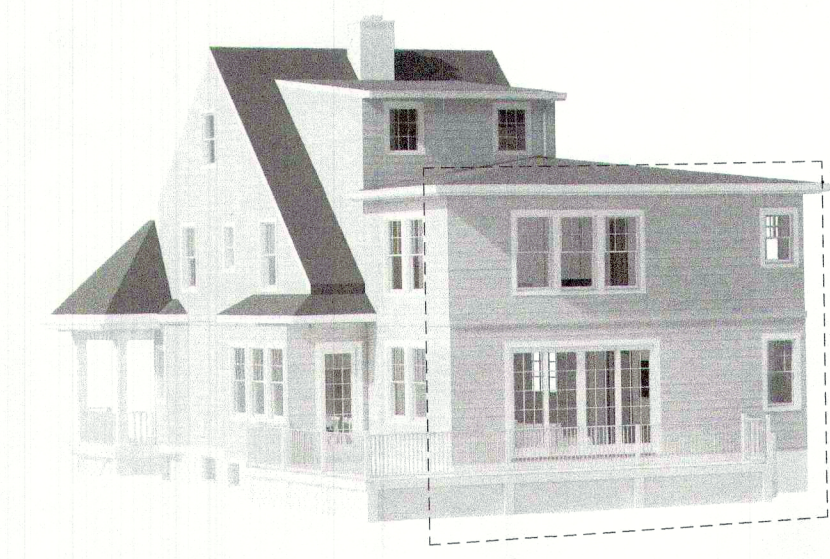
COLLEEN SHERIDAN AND MIKE BURKE
 38 FOREST AVENUE, VERONA, NJ 07044
 BLOCK 1602 LOT 15

DRAWN	CHECKED
DATE	08.15.2024
SCALE	As Indicated
JOB	
DWG	
SHEET	

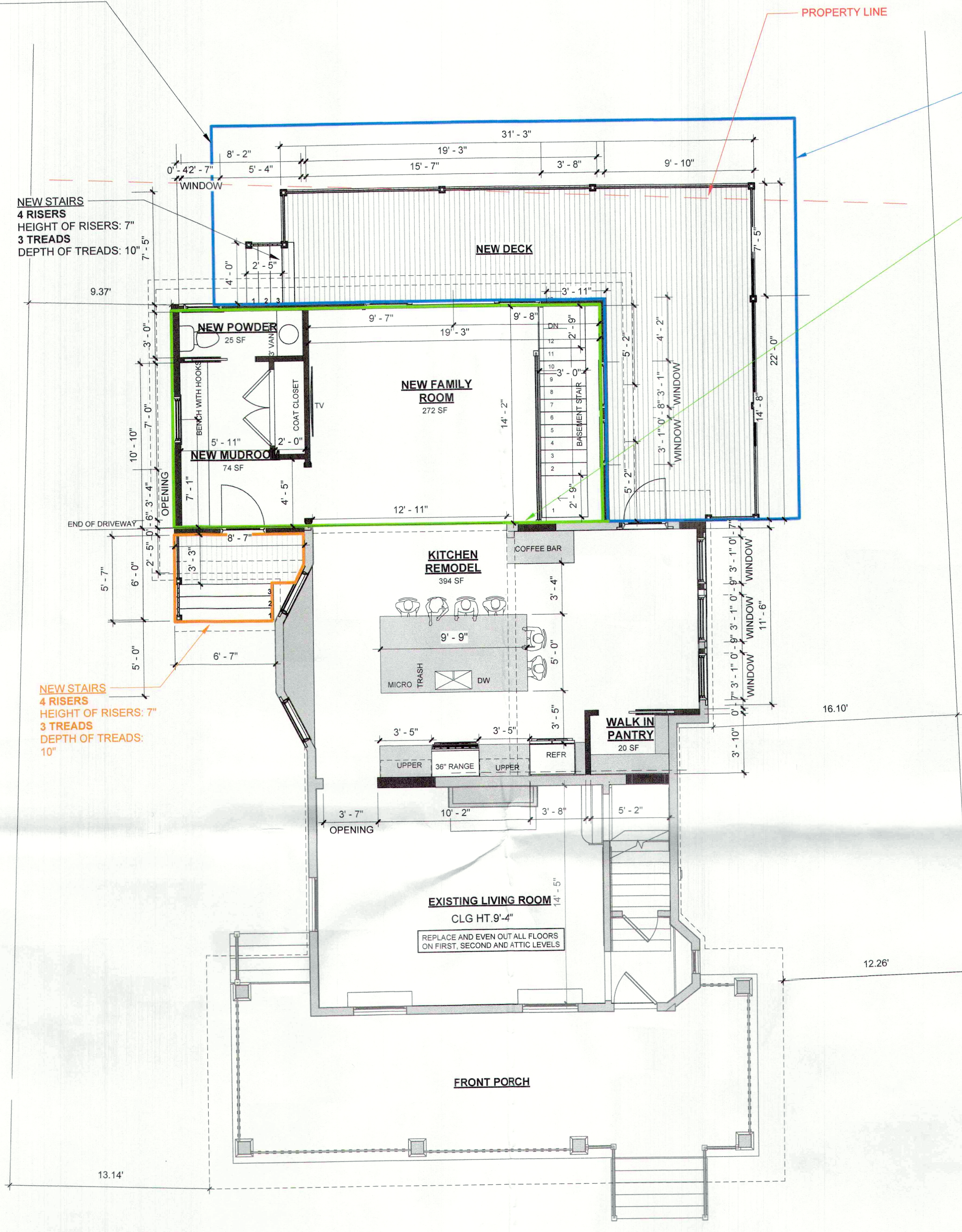
V-2

WALL LEGEND

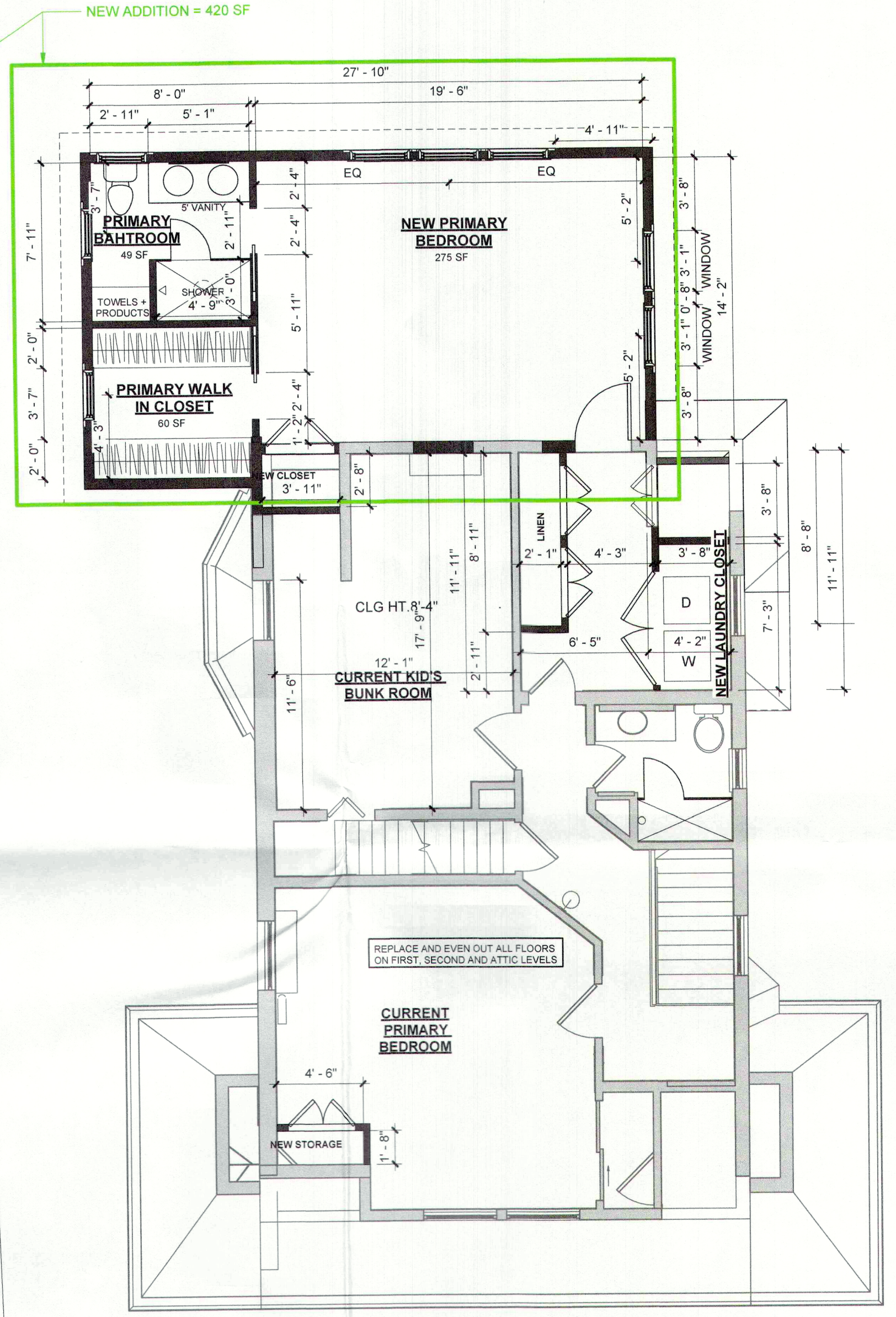
- = EXISTING WALL
- = NEW 2x WOOD FRAME @ 16" O.C. WALL w/ 1/2" GYPBOARD ON EITHER SIDE
- = EXISTING WALL TO BE DEMOLISHED



1 Existing - First Floor
 3/16" = 1'-0"

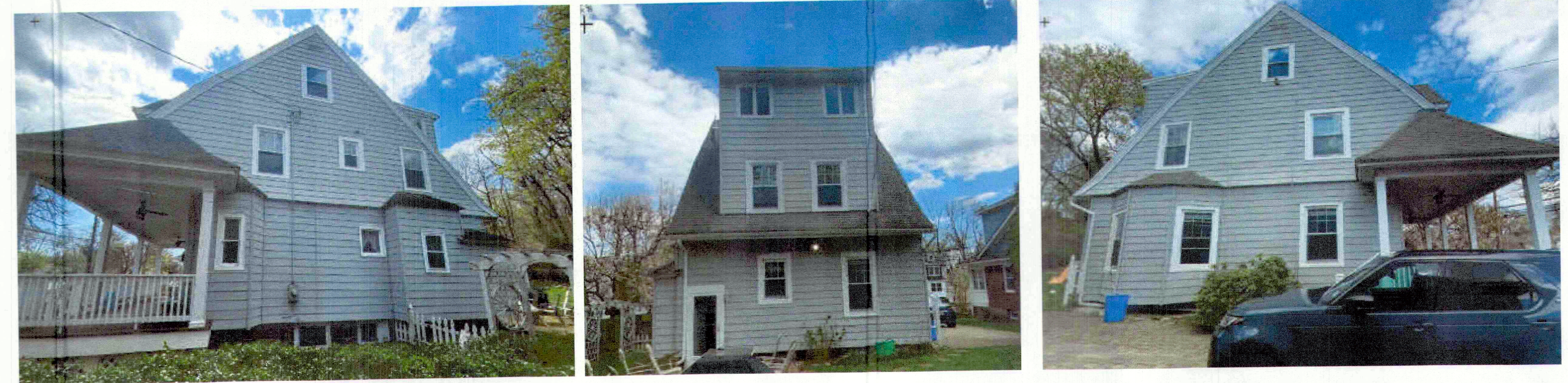


2 Proposed - First Floor
 3/16" = 1'-0"



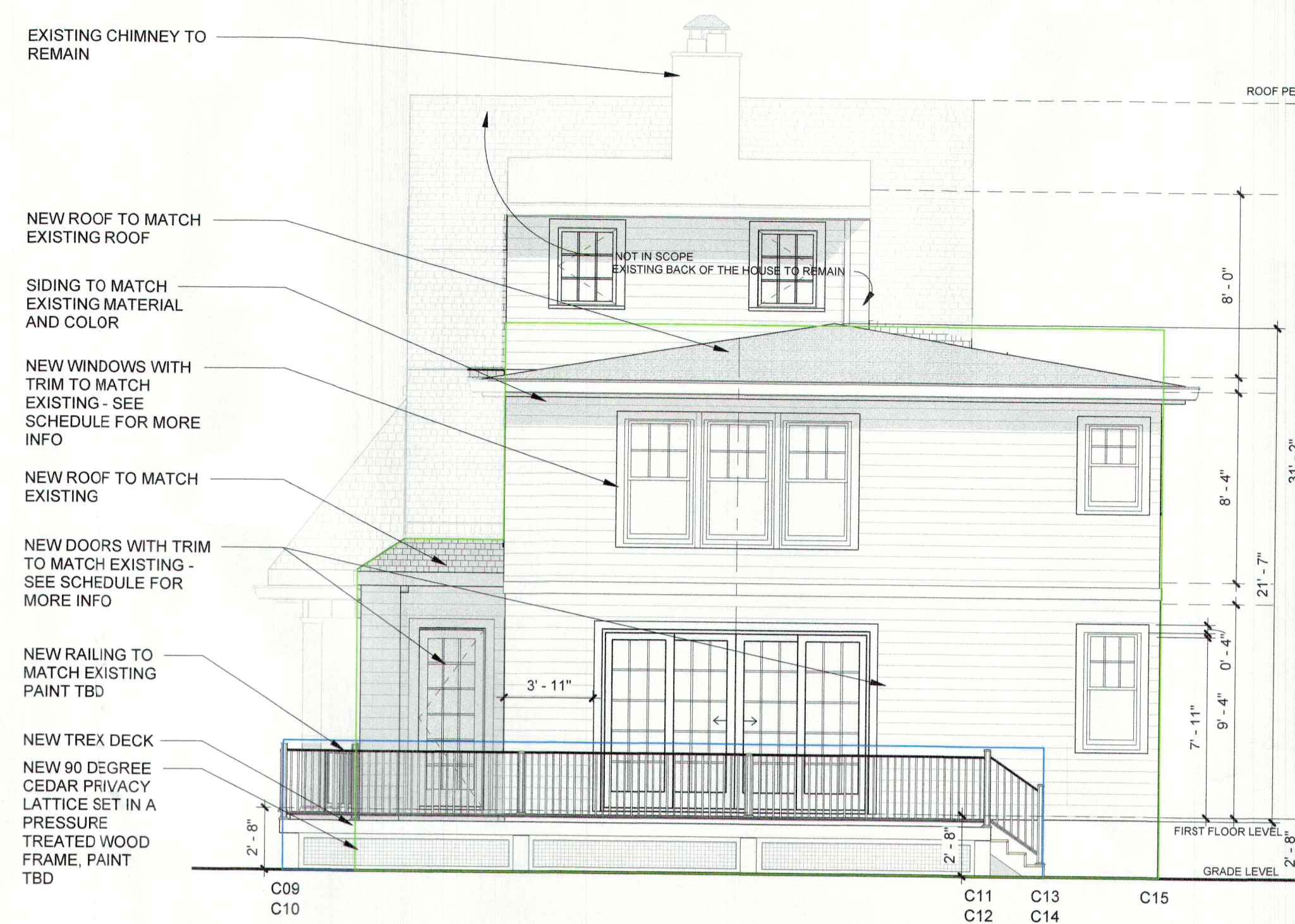
3 Proposed - Second Floor
 3/16" = 1'-0"

PHOTOS OF EXISTING HOUSE - EXTERIOR





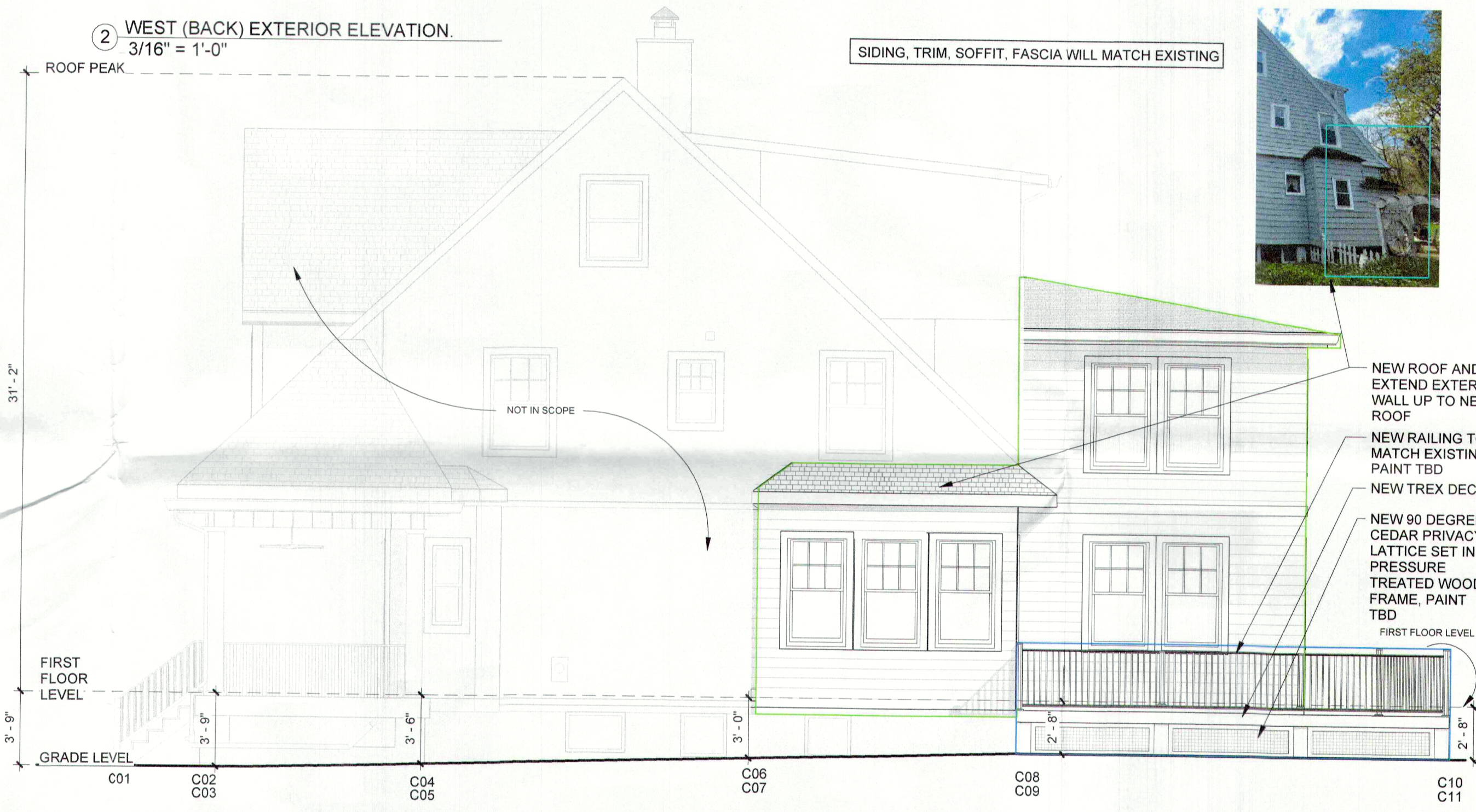
1 WEST (BACK) EXISTING EXTERIOR ELEVATION
3/16" = 1'-0"



2 WEST (BACK) EXTERIOR ELEVATION
3/16" = 1'-0"



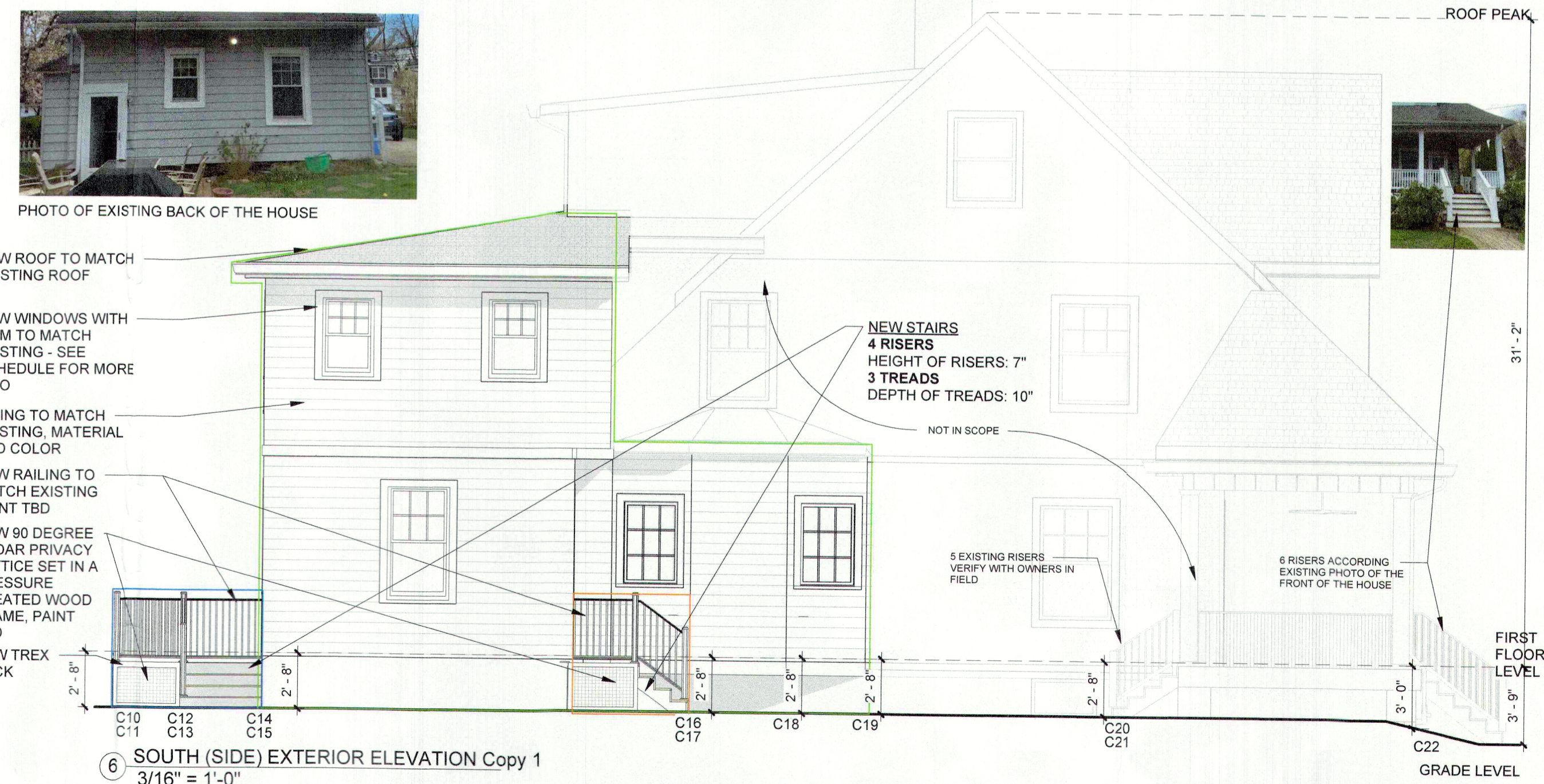
3 NORTH (SIDE) EXISTING EXTERIOR ELEVATION
3/16" = 1'-0"



4 NORTH (SIDE) EXTERIOR ELEVATION Copy 1
3/16" = 1'-0"



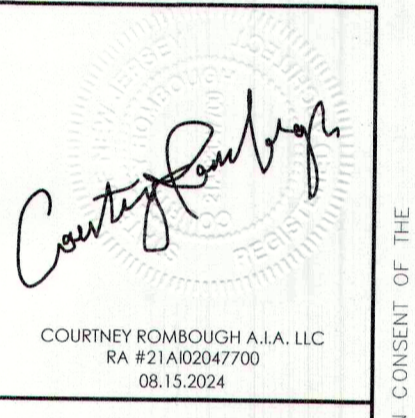
5 SOUTH (SIDE) EXISTING EXTERIOR ELEVATION
3/16" = 1'-0"



6 SOUTH (SIDE) EXTERIOR ELEVATION Copy 1
3/16" = 1'-0"

REVISIONS	BY

Courtney Rombough A.I.A. LLC
ARCHITECT
ARCHITECTS ADDRESS: 141 Central Ave., Montclair, NJ
PHONE: 973.983.8220
WEBSITE: COURTNEYROMBOUGH.COM
EMAIL: COURTNEY@COURTNEYROMBOUGH.COM



COLLEEN SHERIDAN AND MIKE BURKE
38 FOREST AVENUE, VERONA, NJ 07044
BLOCK 1602 LOT 15

DRAWN	CHECKED
DATE	08.15.2024
SCALE	As Indicated
JOB	
DWG	
SHEET	
V-3	