

ZONING BOARD OF ADJUSTMENT
"C" VARIANCE APPLICATION
FLORHAM PARK, NEW JERSEY

FLORHAM PARK

AUG - 7 2024

Application #: BOA 24-9 Date Filed: _____

Applicant Name: Susan L & Robert N. Muth

PLANNING & ZONING
BOARD OFFICE

Property Address: 21 Shetland Road Florham Park NJ 07932

Block: 905 Lot: 6 Zone: R-15

Type of Variance (please check one): C-1 _____ C-2

Please Note:

- All originals of the application and appropriate forms and copies must be given to the Board Secretary in order to determine the completeness of the application. The application and hearing date shall be assigned by the Board Secretary and no publication of service will be made until all required information has been furnished to the Secretary. **Important:** Application packages must be fully collated and assembled prior to submission.
- Certified Proof of Publication and Proof of Service must be supplied to the Board Secretary prior to the hearing date.
- Building and total improved lot coverage: If an increase in building or total improved lot coverage is applied for, the applicant must have a New Jersey licensed land surveyor certify the percentage of increase of coverage on the plot plan and supply it to the Board Secretary when filing the application. **Important:** Please note that overhangs are considered part of building coverage and measurements must be taken from edge of the overhang.

Application Requirements:

The following are items that are required to be submitted to the Board Secretary at the time of the application filing in order for the application to be deemed complete and scheduled for a Public Hearing.

- ✓ **11 copies of the following:**
 1. Completed application that includes a building plan with proposed conditions. A zoning table must be on the plans. All overhangs must be clearly depicted and included in the building coverage.
 2. Form A – Refusal of Building Permit
 3. Form B – Permission for Board Members to Enter the Property
- ✓ **1 copy of each of the following:**
 4. Form C – Certification that Taxes on subject property are paid
 5. List of property owners within 200 feet
 6. Official Tax Map of the Subject Property
 7. Proof of Publication/Proof of Service (after submission)
 8. Sealed survey depicting current condition of property
 9. Optional - Pictures of current conditions of property
- ✓ **Application Fee and Initial Escrow Deposit:**
 - Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit
 - Non-Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit

Applicant Information:

Applicant(s) Name: Susan L. & Robert N. Muth Phone No: (H) 973-408-6579
(SC) 908-625-3914
(RC) 201-874-2668

Location/Address: 21 Shetland Rd. Florham Park NJ 07932

Email Address: (SUSAN) SLMUTH@OPTONLINE.NET ; (ROBERT) RNMUTH@OPTONLINE.NET

If other than property owner:

Applicant(s) Name.: _____ Phone No: _____

Address: _____

Property Information:

The premises are situated on the north, south, (east) west (please circle one) side of Shetland Rd.

_____ and is approximately 0 feet from the intersection of

Cory Rd.. The premises are located in the R-15 Zone on

Block 905 Lot 6. The property has the following

structures: Single family dwelling & shed

Principle structure on the premise is 2 story(ies) and is of wood frame (type of construction)

Brief description of work to be done:

Second floor addition over existing first floor/garage and front portico.

CHAPTER 250-9

ZONING REQUIREMENTS

EXISTING CONDITIONS

PROPOSED CONDITIONS

FRONT YARD SETBACK 40' min

FRONT YARD SETBACK 40.3'

FRONT YARD SETBACK 35.4'

SIDE YARD SETBACK 10' min

SIDE YARD SETBACK 41.9'

SIDE YARD SETBACK 41.9'

REAR YARD SETBACK 50' min

REAR YARD SETBACK 46.2'

REAR YARD SETBACK 46.2'

BUILDING HEIGHT 35' max

BUILDING HEIGHT 25.0'

BUILDING HEIGHT 27.2'

BUILDING COVERAGE %* 14.5% max

BUILDING COVERAGE %* 10.89%

BUILDING COVERAGE %* 12.81%

IMPROVED LOT COVERAGE %* 30% max

IMPROVED LOT COVERAGE %* 25.54%

IMPROVED LOT COVERAGE %* 27.14%

*TOTAL (Building coverage must include overhangs)

The reasons and factual basis asserted by the applicant to grant the relief requested are as follows: If a hardship is asserted (NJSA 40:55D-70C(1) indicate the exceptional conditions relative to your property that you want the Board to consider. If you are asserting that the benefit of granting the variance outweighs the detriment to the zone plan of the Zoning Ordinance, please indicate what purposes of zoning would be advanced by your proposal.

The proposed portico would align with the existing porch width and provide sufficient and aesthetically pleasing cover that would be of benefit to the streetscape. The proposed garage overhang is a common feature with a standard projection of two feet.

A. The specific facts that will show that the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan are as follows (NJSA 40:55D-70).

The proposed portico exceeds the maximum area allowed to encroach into the front yard setback by only eleven square feet. The proposed overhang at the existing garage is typical of most garage overhangs at two feet while the garage footprint complies with the front yard setback at 40.34 feet.

Has there been a previous application involving these premises? Yes No

If yes, please provide the application number and date of application:

AFFIRMATION OF OWNER AND APPLICANT

The Owner consents to this application:

Owner(s) Signature: Susan L. Muth & [Signature] Date: 7/29/24

Applicant(s) Signature _____ Date: _____
(if different from owner)

“FORM A”

**Borough of Florham Park
Zoning Board of Adjustment**

REFUSAL OF A BUILDING PERMIT

(This form must be completed by the Florham Park Zoning Officer)

To: Robert and Susan Muth Date: April 12, 2024

Your application for a building permit to construct a second floor addition and front portico
14' 1" wide and 5' 5" deep.

On the property located at 21 Shetland Road

Known as Block 905, Lot 6 on the Tax
Map of the Borough of Florham Park is hereby denied for non-compliance with the
provisions of Section (s) 250-9 Schedule of Area, Yard... of the Municipal Zoning Ordinance for the
following reason(s):

Proposed 14' 1" wide portico and steps encroach 4.55' into the front setback.

Proposed garage roof overhang encroaches 1.66' into the front setback.

A portion of the proposed second floor roof overhang encroaches 1.66' into the
front setback.

Signed: KK
Kayla Kaplan, Zoning Officer

Information regarding procedures for an appeal of this decision can be obtained from the Board Secretary or Construction
Office.

FORM "B"

**BOROUGH OF FLORHAM PARK
ZONING BOARD OF ADJUSTMENT**

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I Susan L. Muth & Robert N. Muth hereby give permission to the members of the Zoning Board of Adjustment of the Borough of Florham Park and its authorized representatives and experts to enter onto the premises of the subject property located at:

21 Shetland Rd. Florham Park NJ 07932
(address of subject property)

for the purpose of evaluation of the variance application that is presently pending before the Board of Adjustment.

Susan L. Muth & Robert N. Muth

Signature of Applicant

Signature of Owner
(if other than applicant)