

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

FLORHAM PARK

JAN 10 2025

PLANNING & ZONING
BOARD OFFICE

Application #: BOA 25-1 Date Filed: _____

Applicant Name: Domenic Verrico

Property Address: 4 Elmwood Rd

Block: 4004 Lot: 3 Zone: _____

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 Domènec Verrico Phone No: 923-372-0225

Location/Address: 4 Elmwood Rd

Email Address: DV1011@Verizon.net

If other than property owner:

Applicant(s) Name.: N/A Phone No: N/A

Address: N/A

Property Information:

The premises are situated on the north, south, east, west (please circle one) side of Elmwood Road and is approximately 150 feet from the intersection of Beechwood Rd.

The premises are located in the R-7 Zone on Block 4004 Lot 3.

The property has the following structures: house and shed.

Principle structure on the premise is two story(ies) and is of wood. (type of construction)

Brief description of work to be done:

A recreation room and bathroom above dining room.
Moving smaller bedroom over patio to accommodate
stairs to new rec room.

**CHAPTER 250-9
ZONING REQUIREMENTS**

EXISTING CONDITIONS

PROPOSED CONDITIONS

FRONT YARD SETBACK 40'

FRONT YARD SETBACK 40.2'

FRONT YARD SETBACK 40.2'

SIDE YARD SETBACK 10'

SIDE YARD SETBACK 13.6'

SIDE YARD SETBACK 13.6'

REAR YARD SETBACK 30'

REAR YARD SETBACK 24.7'

REAR YARD SETBACK 24.7'

BUILDING HEIGHT 35'

BUILDING HEIGHT 25.6'

BUILDING HEIGHT 28'

BUILDING COVERAGE %* 20%

BUILDING COVERAGE %* 19.21%

BUILDING COVERAGE %* 20.75%

IMPROVED LOT COVERAGE %* 35%

IMPROVED LOT COVERAGE %* 42.7%

IMPROVED LOT COVERAGE %* 44.30%

*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.

My step father passed away suddenly and my mom lives in Florida. She nows plans to visit and stay longer. I have two teenage daughters and when she stays, it severely limits the space in the house for the girls to study or spend time with friends. We have looked for other properties but have been out bid. Leaving this town would be upsetting to my children because of friend and school changes.

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 addition we are requesting is minimal. It does not encroach on another's property, obstruct their view or cause an eyesore.

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: [Signature] Date: _____

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: _____ Date: _____

Your application for a building permit to construct a Second story addition over existing first story, a first story addition over an existing patio, and a 96 square foot (after the fact) shed.

On the property located at 4 Elmwood Road

Known as Block 4004, Lot 3 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 and 250-14E(1)(d) of the Municipal Zoning Ordinance for the following reason(s):

Proposed building coverage of 20.75% where 20% is allowed and 19.21% is existing.

Proposed improved coverage of 44.3% where 35% is allowed and 44.3% is existing.

Proposed rear setback of 24.2' setback where 30' is allowed and 24.2 is existing.

Proposed second accessory structure : existing pergola and unpermitted shed. Unpermitted pillars in Right of Way.

BOA 16-1 allowed for 17.5% building and 31.5% improved coverage. Areas of the patio, cement slab, shed, fence, and landscape wall are built partially on neighbor's property. Those partial areas are not included in coverages.

Signed:
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 Domenic Verrico, 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:

4 Elmwood Rd
(address of subject property)

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



Signature of Applicant

Signature of Owner
(if other than applicant)