**STAFF REPORT COMMENTS**

**Address:** 19 Evergreen Road

**Application:** ZB-20-2006 – (c) – variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

<table>
<thead>
<tr>
<th>Name</th>
<th>No Comments</th>
<th>Report Attached</th>
<th>Not Submitted</th>
<th>No Objections</th>
<th>Not Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christa Anderson, Zoning Officer</td>
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<td>Eric Evers, Director/Fire Chief</td>
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<td>Robert Weck, Police Chief</td>
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<td>Engineering Division</td>
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<td>Gary Lewis, Construction Official</td>
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<td>John Linson, City Forester</td>
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<td>Board of Health</td>
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<td>Historic Preservation Commission</td>
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<td>City Planner-Burgis (if required)</td>
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<td>Environmental Commission (if required)</td>
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Sent to applicant / attorney on: ______

(circle one)

Due Back: ____________________________
The application is filed as a direct application having no prior zoning review. The plans submitted consist of 8 sheets of architectural plans prepared by Cindy J. Boerner Lay of Boerner-Lay Architects last dated 03-06-20. The applicant has also submitted a copy of the property survey prepared by Morgan Surveying & Engineering dated 6-23-17. The survey submitted is not a topographic survey. The applicant proposes to construct a new front canopy above the existing front stoop, to construct a rear addition above the existing garage to provide a new breakfast area and to construct a front addition on the bedroom level to provide an additional bedroom.

The architect has provided a story above grade analysis for the lowest level. I agree that, under the analysis provided, the distance from the surrounding grade to the kitchen level is not more than 6 feet for more than 50% of the total building perimeter. However, an existing grade plane analysis has not been provided. The second methodology required for determining if the lowest level is a story above grade is based on the grade plane and the elevation of the kitchen level above the lowest level. If the kitchen level is more than 6 feet above the grade plane, the lowest level is considered a story above grade. A story above grade is included in the calculation of FAR. The property is located in the R-6 zone which requires a one-car garage. The calculation for FAR does not include the area of the required garage up to a maximum area of 288 square feet.

Based on a worst case scenario and the Schedule of Space Regulations requirements for the R-6 Zone, I find that variances are required as follows:

1. For the proposed right side yard setback of 4.5 feet at the rear addition whereas 8 feet is required
2. For FAR proposed of 43.7% (3236 square feet/worst case) whereas 35% is the maximum permitted. The calculation includes floor area on the garage level of 1166 square feet.

According to the architectural elevations, the existing overall height from the lowest point around the perimeter to the highest point of the roof is 41.75 feet whereas 40 feet is the maximum permitted. The overall height will not change and the height of the proposed bedroom level front addition will be conforming.
The applicant is reminded that, should additional air conditioning condensers be proposed, they would not be permitted on the right side of the house. The location of the existing A/C condenser is conforming.

Should this application be approved, the applicant is hereby advised to read the Zoning Board resolution of approval making note of all conditions to be met. It is the applicant’s responsibility to take action necessary to meet the conditions prior to submitting a construction permit or grading permit application.

A COPY OF THE RESOLUTION MUST BE SUBMITTED WITH THE CONSTRUCTION PERMIT APPLICATION AND WITH THE GRADING PERMIT APPLICATION IF ONE IS REQUIRED.
COMMUNITY SERVICES

TO: Christa Anderson, Zoning Officer
   Eric Evers, Director/Fire Chief
   Robert Weck, Police Chief
   Engineering Division
   Burgis Associates (if applicable)

   Gary Lewis, Construction Official
   John Linson, City Forester
   Health Department
   Dolores Ward, Chair, HPC
   Environmental Commission (if applicable)

FROM: Chris Nicola, Land Use Assistant, DCS

DATE: June 29, 2020

LOCATION: 19 Evergreen Road BLOCK: 504 LOT: 16
APPLICANT: Kyle & Sara Binnington FILE NO.: ZB-20-2006

PROJECT: (c) - variance for lot cov. to install a patio

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated below.
Attach additional pages or reports, if necessary.

Please respond by: July 13, 2020 (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS:
Proposed construction to comply with required fire & building codes.
No further comments.

Eric P. Evers  Fire Chief  July 7, 2020

DO NOT WRITE BELOW THIS LINE, PLEASE

Zoning; Fire; Police; Engineer; Construction Official; Forestry; Board of Health;
TO: Christa Anderson, Zoning Officer
    Eric Evers, Director/Fire Chief
    Andrew Bartolotti, Police Chief
    Burgis Associates (if applicable)
FROM: Chris Nicola, Land Use Assistant, DCS
DATE: June 29, 2020
LOCATION: 19 Evergreen Road
BLOCK: 504
LOT: 16
APPLICATION: Kyle & Sara Binnington
FILE NO.: ZB-20-2006
PROJECT: (c) – variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition
Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated below. Attach additional pages or reports, if necessary.
Please respond by: July 13, 2020 (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: No objections - Lt. Dino Richer

(NAME) PRINT PLEASE

(ZONE) PRINT TITLE

(DATE)

DO NOT WRITE BELOW THIS LINE, PLEASE

___ Zoning; ___ Fire; ___ Police; ___ Engineer; ___ Construction Official;
___ Forestry; ___ Board of Health; ___ HPC
COMMUNITY SERVICES

TO: Christa Anderson, Zoning Officer
   Eric Evers, Director/Fire Chief
   Andrew Bartolotti, Police Chief
   Engineering Division
   Burgis Associates (if applicable)

FROM: Chris Nicola, Land Use Assistant, DCS

DATE: June 29, 2020

LOCATION: 19 Evergreen Road

APPLICATION: Kyle & Sara Binnington

FILE NO.: ZB-20-2006

PROJECT: (c) – variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

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Please respond by: July 13, 2020

(Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: As there is no site work proposed, Engineering has no comments. Should this change, Engineering should be consulted.

________________________________________

(DATE)

NORI B. TOTH

ASST. ENG.

PRINT PLEASE

(PRINT TITLE)

DO NOT WRITE BELOW THIS LINE, PLEASE

Zoning: Fire: Police: Engineer: Construction Official:
Forestry: Board of Health: HPC
COMMUNITY SERVICES

TO:  Christa Anderson, Zoning Officer
     Eric Evers, Director/Fire Chief
     Andrew Bartolotti, Police Chief
     Engineering Division
     Burgis Associates (if applicable)

FROM:  Chris Nicola, Land Use Assistant, DCS

DATE:  June 29, 2020

LOCATION:  19 Evergreen Road  BLOCK:  504  LOT:  16

APPLICATION:  Kyle & Sara Binnington

FILE NO.:  ZB-20-2006

PROJECT:  (c) – variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated below. Attach additional pages or reports, if necessary.

Please respond by:  July 13, 2020  (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS:  Cumulative floor area of the proposed addition appears to be between 5% and 25% of the dwelling footprint. Per NJAC 5:23-6.32, AC-powered, interconnected smoke detectors with battery backup will be required in the following locations: 1] Min. (1) on each level, including basement; and, 2] In all sleeping areas within 10’ of all bedroom doors. If the variance is granted, compliance information re: this provision must be clearly indicated on plans submitted for a construction permit.
COMMUNITY SERVICES

TO: Christa Anderson, Zoning Officer
   Eric Evers, Director/Fire Chief
   Andrew Bartolotti, Police Chief
   Engineering Division
   Burgis Associates (if applicable)

FROM: Chris Nicola, Land Use Assistant, DCS

DATE: June 29, 2020

LOCATION: 19 Evergreen Road

APPLICATION: Kyle & Sara Binnington

PROJECT: (c) variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated below. Attach additional pages or reports, if necessary.

Please respond by: July 13, 2020 (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: No objection.

John Linson, City Forester

(NAME) PRINT PLEASE

(Print Title) (DATE)

DO NOT WRITE BELOW THIS LINE, PLEASE

Zoning: Fire: Police: Engineer: Construction Official:
Forestry: Board of Health: HPC
TO: Christa Anderson, Zoning Officer  
Eric Evers, Director/Fire Chief  
Andrew Bartolotti, Police Chief  
Engineering Division  
Burgis Associates (if applicable)  
Gary Lewis, Construction Official  
John Linson, City Forester  
Health Department  
Tom Conway, Chair, HPC  
Environmental Commission (if Applicable)

FROM: Chris Nicola, Land Use Assistant, DCS

DATE: June 29, 2020

LOCATION: 19 Evergreen Road  
BLOCK: 504  
LOT: 16

APPLICATION: Kyle & Sara Binnington  
FILE NO.: ZB-20-006

PROJECT: (c) – variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated below. Attach additional pages or reports, if necessary.

Please respond by: July 13, 2020 (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: [No Comments]

[Signatures]
COMMUNITY SERVICES

TO:    Christa Anderson, Zoning Officer
       Eric Evers, Director/Fire Chief
       Andrew Bartolotti, Police Chief
       Engineering Division
       Burgis Associates (if applicable)
FROM:  Chris Nicola, Land Use Assistant, DCS
DATE:  June 29, 2020
LOCATION:   19 Evergreen Road
            BLOCK: 504
            LOT: 16
APPLICATION:  Kyle & Sara Binnington
FILE NO.:  ZB-20-2006
PROJECT:  (c) - variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated below. Attach additional pages or reports, if necessary.

Please respond by:  July 13, 2020  (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS:  THE HPC TAKES NO EXCEPTION TO
           THIS APPLICATION. WE RECOMMEND THAT
           THE ZONING B.O.A. APPROVES THIS APPLICATION.

THOMAS A. CONWAY  CHAIR- SUMMIT HPC  7/15/2020
(NAME) PRINT PLEASE  (PRINT TITLE)  (DATE)
DO NOT WRITE BELOW THIS LINE, PLEASE
COMMUNITY SERVICES

TO:     Christa Anderson, Zoning Officer
        Eric Evers, Director/Fire Chief
        Andrew Bartolotti, Police Chief
        Engineering Division
        Burgis Associates (if applicable)

FROM:  Chris Nicola, Land Use Assistant, DCS

DATE:  June 29, 2020

LOCATION:  19 Evergreen Road  BLOCK:  504  LOT:  16

APPLICATION:  Kyle & Sara Binnington  FILE NO.:  ZB-20-2006

PROJECT:  (c) – variances for side-yard setback, building coverage, & lot coverage to construct 1-story addition

Attached is a copy of the plans and application or the subject property. Please review this proposal and return a copy of the memo with your comments prior to the date indicated below. Attach additional pages or reports, if necessary.

Please respond by:  July 13, 2020  (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: The application is for variances to allow for two small additions that do not expand the footprint of a house at 19 Evergreen Road. The amount of area to be added to the house is not significant but will certainly improve the comfort and convenience of the house, expanding the kitchen and making it possible to use an existing office as a bedroom. The differential between new, existing and allowable indicates that the variances should be granted for this contextually appropriate and creative design. The applicants and their architect are encouraged to use sustainable materials as the project proceeds.

Rick Bell, FAIA  Member, Summit Environmental Commission  7/10/2020
(NAME) PRINT PLEASE  (PRINT TITLE)  (DATE)

DO NOT WRITE BELOW THIS LINE, PLEASE

___Zoning; ___ Fire;  ___ Police;  ___ Police;  ___ Engineer;  ___ Construction Official;
___ Forestry; ___ Board;  ___ Health;  ___ HPC