### STAFF REPORT COMMENTS

**Address:**
10 Lafayette Avenue

**Application:**
ZB-20-2017 – (c) – variance for building coverage, lot coverage, side-yard setback, & rear-yard setback to construct 1st & 2nd floor additions

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<tr>
<th></th>
<th>No Comments</th>
<th>Report Attached</th>
<th>Not Submitted</th>
<th>No Objections</th>
<th>Not Required</th>
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<td>Christa Anderson, Zoning Officer</td>
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<td>Eric Evers, Director/Fire Chief</td>
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<td>Andrew Bartolotti, Police Chief</td>
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<td>City Planner-Burgis <em>if required</em></td>
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<td>Environmental Commission <em>if required</em></td>
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Sent to applicant/attorney on: ______

(circle one)

Due Back: ___________________________
COMMUNITY SERVICES

TO: Zoning Board members
FROM: Christa Anderson, Zoning Officer
DATE: September 1, 2020
SUBJECT: Zoning Board application #ZB-20-2017
10 Lafayette Avenue, John Scales
Variances to construct a new detached garage, construct a rear first floor addition, construct a rear covered open porch and construct a rear second story addition
COPY TO: File

The application is submitted as a direct application having no prior zoning review. The applicant has provided a copy of the property survey prepared by Benjamin and Wizerek dated May 24, 2012, and two sheets of architectural plans prepared by Alan Leonard, R.A., dated July 2020. The property is located in the R-6 Zone wherein two-family uses are not permitted. The applicant has completed an interior renovation to convert the former nonconforming two-family use to a conforming single family use by removing the second kitchen.

The applicant proposes to reconstruct a detached garage on the existing slab including a 3’8” by 6’ “squared off” expansion portion which will make the new garage a complete rectangle, to construct a first floor addition measuring 3’2” by 12 feet to enlarge the family room, to construct a rear covered porch and to construct a second story addition 6’ by 8’4” to provide a new laundry room.

I have reviewed the architectural plans relative to the R-6 Zone and I find that variances are required as follows:

1. For the proposed left side yard setback at the rebuilt garage of 3.15 feet whereas 8 feet is required since the detached garage is not located in the required rear yard. If the garage were to be relocated into the required rear yard, the proposed lot coverage would be greater due to the need for a longer driveway. The property survey and the Zoning Chart show the left side yard setback at the garage as 3.15 feet whereas the Site Plan on the cover sheet of the plans gives the setback as 3.75 feet. Regarding the reconstructed garage in general, a new provision of the DRO is that the required interior dimension for a single-car garage is 10 feet whereas the proposed interior width seems to be 9’8”. While reconstructing the garage at the required width would produce a slightly larger proposed building coverage and lot coverage, the applicant should consider, and the Board may wish to require, this option. The applicant should also consider providing a 4-foot left side setback at the garage side wall in order to allow for more room to maintain the garage for painting, raking, etc.

2. For building coverage of 22.5% (as proposed) whereas 20% is the maximum permitted.
3. For lot coverage proposed of 41.17% whereas 40% is the maximum permitted. I note that it is difficult to determine the exact lot coverage proposed as there is gravel area on the left side of the existing driveway that is being used to park on which area should be included in the lot coverage calculation.
The architectural plans do not show any proposed locations for air conditioning condenser(s). Any location other that the left side or the rear of the house would require a variance. The applicant should be prepared to provide testimony as to the proposed location for any exterior mechanical equipment.

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  Gary Lewis, Construction Official
   Eric Evers, Director/Fire Chief  John Linson, City Forester
   Andrew Bartolotti, Police Chief  Health Department
   Engineering Division  Tom Conway, Chair, HPC
   Burgis Associates (if applicable)  Environmental Commission (if Applicable)

FROM: Chris Nicola, Land Use Assistant, DCS

DATE: August 18, 2020

LOCATION: 10 Lafayette Avenue  BLOCK: 502  LOT: 20

APPLICATION: John Scales  FILE NO.: ZB-20-2017

PROJECT: (c) – variance for building coverage, lot coverage, side-yard setback, & rear-yard setback to construct 1st & 2nd floor additions

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: September 2, 2020  (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: Per Code

________________________________________

(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  
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Tom Conway, Chair, HPC  
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COMMENTS: No objections - Lt. David Richel

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(NAME) PRINT PLEASE (PRINT TITLE) (DATE)

DO NOT WRITE BELOW THIS LINE, PLEASE
MEMORANDUM

To: Zoning Board

From: Christopher Dour, P.E.

Date: August 28, 2020

Re: Scales Residence
10 Lafayette Avenue
Block 502, Lot 20
Summit, Union County, New Jersey
Summit File No. ZB-20-2017

We have reviewed the application prepared by Alan Leonard, Architect for the Applicant, for the subject property.

The Applicant submitted the following for review:

- Application to the Zoning Board of Adjustment, signed and dated July 27, 2020, including Narrative Description of Proposed work, prepared by Alan Leonard, Architect;
- Certified List of Property Owners w/in 200-feet, signed and dated 07 09 2020;
- Architectural Drawings consisting of two (2) sheets, prepared by Alan Leonard, Architect, dated May 2020, last revised July 2020; and

Based on our review of the above-referenced documents, this office offers the following comments:

1. The property is located on the south side of Lafayette Avenue, approximately 225-feet west of the intersection with Morris Avenue, and mid-block between Morris Avenue and Montrose Avenue.

2. The 8,478 square foot (0.2-acre) property is rectangular in shape with 50-feet of frontage along Lafayette Avenue and an approximate depth of 170-feet.

3. The Applicant has not provided topographic information; however, the property appears relatively flat.

4. The Applicant is proposing to convert the existing two-family home to a one-family home with related expansion and renovations to the first and second floors at the rear of the dwelling and rebuilding and enlarging the existing one-car garage by 22-square feet. The Applicant does
not appear to be proposing any additional site improvements or renovations to the front of the
home and shall confirm in testimony.

5. The Applicant has provided a Zoning Chart and is proposing to increase the Building Coverage
from 1,716-square feet (20.24-percent) to 1,912-square feet (22.5-percent) where 1,695.6-
square feet (20-percent) is the maximum permitted in the R-6 Zone.

6. The Applicant is also proposing to increase their Lot Coverage by 161-square feet or from
3,329-square feet (39.27-percent) to 3,490-square feet (41.47-percent), where the Zone
maximum is 3,391.2-square feet or 40-percent. The Applicant has not proposed any stormwater
improvements and we recommend that a dry well be provided to accommodate the stormwater
from the roof area in the rear of the home and the rebuilt garage, which is approximately 500-
square feet. We note that the existing roof leader’s direct stormwater to the side of the home
and towards the street. The drywell should be located in the rear yard a minimum of 10-feet
from the home and the property line.

7. The Applicant shall provide testimony if they are proposing to remove any trees. Note that a
tree removal permit is required for the removal of any tree in excess of 16-inches in diameter.

8. The Applicant shall provide testimony if they are proposing to install AC units and/or a
generator as part of this application. Screening would be required for these units and generator
hours of operation would be specified by the Board.

9. The Applicant shall be aware of their responsibility to repair any damage to improvements
within the City Right-of-Way including, but not limited to, curb and asphalt caused by
construction activities associated with the installation of the improvements on the subject lot.

10. The Applicant shall maintain a silt fence for the entire duration of construction.

11. The Applicant shall remove all excavated and excess soil from the site and shall not use
excavated soils elsewhere on site without written permission from the City.

12. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property
and/or neighboring properties as a result of the construction of the proposed improvements, it is
the Applicant’s responsibility to remedy that drainage issue.

13. As a condition of approval, signed digital plans shall be transferred to the City of Summit for
use in updating the GIS database for the property. Coordination with the City’s Engineering
Department shall be the responsibility of the Applicant after the application is approved by the
City and prior to the issuance of a Certificate of Occupancy.

Should the Board approve the project, the approval may be subject to the issuance of a
grading permit (Chapter 35, Article 15) and any required Board conditions. The Applicant
shall verify the need for a grading permit with the City which will not be issued until all conditions
of the resolution of approval are satisfied.
If you have any questions or require anything further, please contact me.

CD/ljb
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: August 18, 2020

LOCATION: 10 Lafayette Avenue BLOCK: 502 LOT: 20

APPLICATION: John Scales

PROJECT: (c) - variance for building coverage, lot coverage, side-yard setback, & rear-yard setback to construct 1st & 2nd floor additions

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: September 2, 2020

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

COMMENTS: No Comments.

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(Name) Print Please

(Print Title) 8/19/20

(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)
FROM: Chris Nicola, Land Use Assistant, DCS
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Please respond by: September 2, 2020 (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: No objection. Rear yard is well screened.

[Signatures and dates]
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

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COMMENTS: 

____________________________________

(NAME) PRINT PLEASE  
(PART TITLE)  
(DATE)

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___ Zoning; ___ Fire; ___ Police; ___ Engineer; ___ Construction Official;
___ Forestry; ___ Board of Health; ___ HPC
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Please respond by: September 2, 2020 (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: THE PROPOSED RENOVATION AND EXPANSION OF THE HOME IS LOCATED IN THE REAR, AND IS IN SCALE AND PROPORTION TO THE EXISTING STRUCTURE. THE HPC RECOMMENDS THAT THE BOARD OF ADJUSTMENT APPROVE THIS APPLICATION.

Thomas A. Conway, AIA CHAIR-HPC 9.2.2020

(NAME) PRINT PLEASE (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  Gary Lewis, Construction Official
    Eric Evers, Director/Fire Chief  John Linson, City Forester
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Please respond by: September 2, 2020  (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS: The application is for variances to allow for relatively small additions during the conversion of an existing two-family dwelling into an owner-occupied single family home. The proposed differentials include 41.2% lot coverage where 40% is permitted, and 22.5% building coverage where 20% is permitted. The architectural changes are improvements and enhance not only the value of the house, but of the neighborhood. On behalf of the Summit Environmental Commission I recommend approval of the requested variances. I would nonetheless recommend to the applicants and their architect to consider adding solar panels to the south facing roof, and to consider the use of permeable pavers for the driveway. While permeable pavers do not overcome the need for a variance for impervious coverage, it is the strongly held opinion of the Summit Environmental Commission that if appropriately installed and maintained they do assist significantly with site hydrology. Lastly, there is no indication of changes in landscaping resulting from the various improvements. From the site survey I assume that no significant trees will be removed during construction. In the collective opinion of the Summit Environmental Commission, this should be stated with every application, particularly those requesting site coverage variances for additions.

__________________________  ________________________  9/3/2020
Rick Bell, FAIA  Member, Summit Environmental Commission  (DATE)
(NAME) PRINT PLEASE  (PRINT TITLE)

DO NOT WRITE BELOW THIS LINE, PLEASE

____ Zoning;  ____ Fire;  ____ Police;  ____ Engineer;  ____ Construction Official;
____ Forestry;  ____ Board;  ____ Health;  ____ HPC