

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. December 21, 2021

In the matter of the petition of 29 Plymouth Road for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Michael and Nancy Polisin
residing at 29 Plymouth Road says:

I. Petitioner is the Owner of property located at 29 Plymouth Road
Block 5101, Lot(s) 9 on the Tax Map located in the R-15 Zone.

2a.) With respect to said property petitioner desires a variance, special exception, or other relief from the bulk requirements of the Zoning Ordinance of the City of Summit to permit the use of the property in the following manner: The proposed addition at the rear of the house requires a Variance for Floor Area Ratio.
Additional Variances for Lot Coverage, Building Coverage, Floor Area Ratio, Accessory Structure in the Rear Yard Setback, Accessory Structure in the Side Yard Setback are required for pre-existing conditions behind and along the right side of the house that were constructed approximately 15 years ago.

2b.) The proposed use described above requires the following variance(s):
Variances required are for Floor Area Ratio, Lot Coverage, Building Coverage, Accessory Structure in the Rear Yard Setback, Accessory Structure in the Side Yard Setback and any other Variances determined by the Summit Zoning Officer.

3. The premises affected are more particularly described as follows:

Area of Plot 10,500 square feet
Area of existing structures which will remain 2,584 SF square feet
Total area of plot to be occupied by structures 2,584 SF square feet
Percentage of lot to be occupied by structures 24.6 percent
Proposed set-back, front line 37.1 (Plymouth) / 39.3 (Ashland) feet;
Proposed sidelines (specify if corner 13.7 / 10.3 feet;
Proposed rear yard 39.3 feet.
Year house built 1942.

Other pertinent characteristics The existing lot area is undersized for the zone in which it is located. The required minimum lot area is 15,000 sq. ft. The existing lot area is 10,500 sq. ft. The existing accessory structures, patio, and walkway were constructed approximately 15 years ago.

4. There has been no previous petition for relief involving these premises except: _____
A previous Variance was obtained in 2001. The resolution is attached.

5. The reasons which support petitioner's claim of the right to relief are as follows: _____
See Attached Narrative.

6. Attached hereto and made a part hereof are the following:

(a) Complete set of plans of any proposed building alteration or extension including schematic floor plans and elevations with sufficient notations to clearly establish the extent and character of the proposed structure:

(b) Plot plan showing size of plot bounding streets; compass point, size, type and location of all existing buildings and improvements on the plot; size and location of proposed building and improvements; distance of all property lines from buildings and improvements including the proposed building or buildings.

7. By signing this section, the petitioner hereby gives consent for City Officers and Board Members to enter upon this property for the purpose of reasonable inspections to investigate representations made herein.

Michael J. Polisin
Nancy Polisin
Petitioner

Petitioner's Phone Number 908-451-9297 (Nancy)

Petitioner's Email nmpol52@me.com (Nancy) / mjpol54@gmail.com (Michael)

Attorney's name, address, phone, email and fax numbers.

N/A

State of New Jersey
County of Union

Michael and Nancy Polisin, being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Michael and Nancy Polisin
Petitioner's printed name

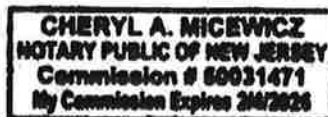
Nancy Polisin
Petitioner's signature

Sworn and subscribed before me this

20 day of December 2021

Cheryl A. Micewicz
Notary Public

Check here if additional pages are attached.



December 21, 2021

Polisin Residence
29 Plymouth Road
Summit, New Jersey 07901

Project Narrative

Description of the Project

The scope of the proposed project is a new second-story addition over a portion of the existing first floor. The proposed addition is about 270 sf, and will include a new bathroom and closets for the primary bedroom suite. There is no change to the first floor, and the proposed addition does not expand any bedrooms or add any bedrooms.

The property is a through-lot between Plymouth Road in the front, and Ashland Road in the back. The addition is located in the rear of the house facing Ashland Road. There are no neighbors to the rear. Many houses along Plymouth Road have similar additions at the back.

The proposed addition will increase the Floor Area Ratio by 2.6%. The proposed addition does not add any building coverage or lot coverage, and it conforms to all the setback requirements and all height requirements. The Polisin Residence is located in the R-15 Zone. The existing lot area is undersized for the Zone in which it is located. The required minimum lot area is 15,000 sq. ft. The existing lot area is 10,500 sq. ft., which is typical for this side of Plymouth Road. If the lot was conforming, no Variance would be needed for the proposed addition.

Variance Required for the new addition:

The proposed second-story addition requires one Variance for Floor Area Ratio.

Floor Area Ratio

Allowable = 25%

Existing = 28.6%

Proposed = 31.2%

Note: The Polisins received a Variance in 2001 for Floor Area Ratio of 27.9%. An existing shed behind the house was installed approximately 15 years ago and increased the Floor Area Ratio by 75 SF (0.7%) to the existing condition of 28.6%.

Variances Required for existing conditions:

There are also several existing conditions on the property that are non-conforming, and which were added to the back of the property over the past 20 years. The accessory structures include a patio, a walkway, a shed and a garbage can enclosure. The new second floor addition does not have any impact on any of these existing conditions.

Building Coverage

The existing shed and the garbage can enclosure behind the house have about 85 sq. ft (0.8%) of building coverage.

Allowable = 18% Existing = 24.6% Proposed = 24.6% No Change

Note: The Polisins received a Variance in 2001 for Building Coverage of 23.8%.

Lot Coverage

The existing patio behind the house and a walkway along the right side of the house were constructed approximately 15 years ago. The patio is 771 sq. ft of lot coverage; the walkway is 265 sq. ft; the shed is 75 sq. ft and the garbage can enclosure is 10 sq. ft.

Allowable = 35% Existing = 45.7% Proposed = 45.7% No Change

Rear Yard Setback @ Shed

Required Minimum = 42 ft Existing = 0 ft Proposed = 0 ft No Change

Rear Yard Setback @ Garbage can enclosure

Required Minimum = 42 ft Existing = 0 ft Proposed = 0 ft No Change

Although the garbage can enclosure could be put in a conforming location, it was placed in its current location to provide easy access for the garbage collectors who access the property from Ashland Road.

Side Yard Setback @ Garbage can enclosure

Required Minimum = 42 ft Existing = 0 ft Proposed = 0 ft No Change

Side Yard Setback @ Patio

Required Minimum = 15 ft Existing = 8.1 ft Proposed = 8.1 ft No Change

Rear Yard Setback @ Patio

Required Minimum = 42 ft Existing = 32.4 ft Proposed = 32.4 ft No Change
(30% of the lot depth)

Side Yard Setback @ Walkway & Wall

Required Minimum = 2 ft Existing = 1 ft Proposed = 1 ft No Change

Summary

The goal of the current project is to create a more functional primary bedroom suite for the Polisin family. The existing primary bedroom will remain as it is. The new walk-in closets will provide more hanging space, and the new larger bathroom will be more practical and comfortable for two people.

The second story addition does not change the building coverage, lot coverage, or reduce any of the existing setbacks. The addition is in the rear and is located nearly 60 feet from Ashland Road. We feel that the Board can grant this Variance for a minor increase in FAR without detriment to the neighborhood or the Zone.

The Polisins are also seeking the Board's approval to maintain the existing accessory structures: the patio, the walkway, the shed and the garbage can enclosure. The Lot Coverage and the Building Coverage would both be conforming if the lot area conformed to the R-15 Zone standards. And the side and rear yard setbacks could probably all be accommodated if the property was a conforming size.

Several houses with rear yards facing Ashland Road have non-conforming accessory structures located within the required rear yard. The rear yard of almost all of these properties (including this one) are screened with solid fences on both sides and at the back.

Prepared by:

Rosen Kelly Conway Architecture & Design

16 Maple Street | Summit | New Jersey | 07901

RESOLUTION

APPLICATION OF MICHAEL AND NANCY POLISIN FOR PROPERTY LOCATED AT 29 PLYMOUTH ROAD, SUMMIT, NEW JERSEY, BLOCK 5101, LOT 9 IN THE R-15 ZONE, APPLICATION NUMBER ZB-00-689.

This matter was heard by the Board of Adjustment of the City of Summit on February 26, 2001 and it was decided in Executive Session on the same evening. The following Resolution of Memorialization is being rendered this 2nd day of April 2001.

FINDINGS OF FACT:

1. The Applicants are the owners of 29 Plymouth Road, Summit, New Jersey.
2. The Applicants propose to construct a one story addition to the rear of the house, consisting of an enlarged family room, new covered porch, a powder room, a closet, a new rear entry and an enlarged garage.
3. Variances are required for:
 - A) Building coverage of 23.8%, whereas 18% is the maximum permitted.
 - B) FAR of 27.9%, whereas 25% is the maximum permitted.
 - C) Driveway width of 25 feet, whereas 12 feet is the maximum width permitted.
4. The lot is undersized for the R-15 zone, having 10,500 square feet.
5. There were no questions nor comments from the audience.

CONCLUSIONS OF LAW:

After hearing the testimony of the Applicants and the evidence submitted, the Board finds that the relief sought may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan of the City of Summit.

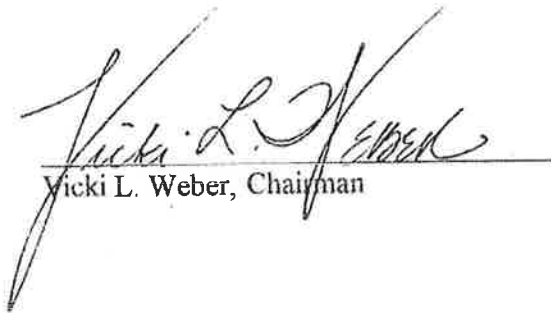
29 Plymouth Road

(Handwritten initials)

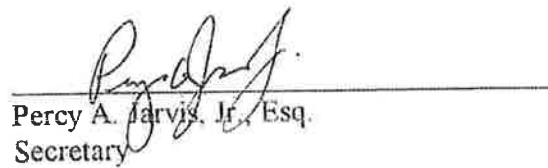
THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Summit that the application of Michael and Nancy Polisin for the relief sought is hereby granted. The Applicants have one year from the date of this resolution in which to obtain a building permit.

VOTE ON ROLL CALL:

In favor:	Chairman Weber, Vice-Chairman Lark, Mr. Sobel, Mr. Sheehan, Ms. Frank.
Opposed:	None.
Recused:	Mr. McGuire.



Vicki L. Weber, Chairman



Percy A. Jarvis, Jr., Esq.
Secretary

Dated: 4/2/01

The City of Summit
New Jersey

Public Utility Registration List

Request for Notice of Hearings

Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to N.J.S.A. 40:55D-12, et. seq., provided the utility has an easement or other form of right-of-way.

The following listed utilities have registered to receive service of any notice of hearing for development in the City of Summit. Proof of service, as required by the Municipal Land Use Law, shall include service to this utility.

Donna Short
GIS Supervisor
New Jersey-American Water Company, Inc.
1025 Laurel Oak Road
Voorhees, NJ 08043

Public Service Electric and Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

OWNER & ADDRESS REPORT

SUMMIT

5101-9 29 PLYMOUTH RD MICHAEL & NANCY POLISIN
MICHAEL & NANCY POLISIN

09/01/21 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4710	8		2	RYAN, W.D. & J.A.%CATANZARITE 47 OAKWOOD AVENUE LIVINGSTON, NJ 07039	219 ASHLAND RD	
4710	9		2	RAYKOV, ROSTISLAV & RODRIGUEZ, JACQUELI 221 ASHLAND ROAD SUMMIT, N. J. 07901	221 ASHLAND RD	
5101	6		2	JACOBY, PETER & ADLER, SUSAN 21 PLYMOUTH RD SUMMIT, NJ 07901	21 PLYMOUTH RD	
5101	7		2	BLATT, PERRY 23 PLYMOUTH ROAD SUMMIT, NJ 07901	23 PLYMOUTH RD	
5101	8		2	VIRELLI, CHRISTOPHER F & LISA A 25 PLYMOUTH RD SUMMIT, NJ 07901	25 PLYMOUTH RD	
5101	10		2	BREWER, DAVID M & ANDREA B 33 PLYMOUTH RD SUMMIT, N J 07901	33 PLYMOUTH RD	
5101	11		2	MEHTA, NEAL & SONA 35 PLYMOUTH RD SUMMIT, NJ 07901	35 PLYMOUTH RD	
5101	12		2	CALLAHAN, BRYAN N. & ROSEMARIE M. 37 PLYMOUTH RD SUMMIT, N J 07901	37 PLYMOUTH RD	
5102	3		2	GIANIS, THOMAS J. & CAROL K. 40 PLYMOUTH RD SUMMIT, N J 07901	40 PLYMOUTH RD	
5102	4		2	HANLEY, RICHARD M & AMY O 36 PLYMOUTH RD SUMMIT, NJ 07901	36 PLYMOUTH RD	
5102	5		2	LORETO, LISA M. 34 PLYMOUTH ROAD SUMMIT, N. J. 07901	34 PLYMOUTH RD	
5102	6		2	JACOBSON, ALAN & NANCY 32 PLYMOUTH RD SUMMIT, NJ 07901	32 PLYMOUTH RD	
5102	7		2	WEXLER, DAVID M. & EMILY H. 30 PLYMOUTH ROAD SUMMIT, N J 07901	30 PLYMOUTH RD	
5102	8		2	ROSOFF, PETER & LEIGH R 28 PLYMOUTH RD SUMMIT, N J 07901	28 PLYMOUTH RD	
5102	9		2	BECKETT, WILLIAM J. & STACY S. 26 PLYMOUTH ROAD SUMMIT, N J 07901	26 PLYMOUTH RD	
5102	10		2	WESSON, DAVID H. & BREENE F. 22 PLYMOUTH RD SUMMIT, N J 07901	22 PLYMOUTH RD	
5102	20		2	HENDRIE, FRANCIS J & KAREN B 21 SWEETBRIAR RD SUMMIT, NJ 07901	21 SWEETBRIAR RD	
5102	21		2	LEPSELTER, MARTIN P & JOAN B 25 SWEETBRIAR RD SUMMIT, NJ 07901	25 SWEETBRIAR RD	
5102	22		2	CONNIFE, THOMAS & MARGERY 31 SWEETBRIAR RD SUMMIT, N J 07901	31 SWEETBRIAR RD	

OWNER & ADDRESS REPORT

SUMMIT

5101-9 29 PLYMOUTH RD MICHAEL & NANCY POLISIN
MICHAEL & NANCY POLISIN

09/01/21 Page 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5203	1		2	ASKINASI, JASON H & SHANNON 21 LINDA LANE SUMMIT, NJ 07901	21 LINDA LANE	
5203	2		2	SHANNON, T.B. & MANALUZ, MARITISS 225 ASHLAND ROAD SUMMIT, NJ 07901	225 ASHLAND RD	
5203	3		2	BRAVER, ANDREW W & JACQUELYN 227 ASHLAND RD SUMMIT, NJ 07901	227 ASHLAND RD	
5203	4		2	KUBECK, BRIAN & ALICIA 229 ASHLAND ROAD SUMMIT, NEW JERSEY 07901	229 ASHLAND RD	
5203	5		2	GIBSON, CAROLYN M. & HENRY T., JR. 231 ASHLAND RD SUMMIT, N J 07901	231 ASHLAND RD	
5203	6		1	GIBSON, H T JR & C M 231 ASHLAND RD SUMMIT, N J 07901	233 ASHLAND RD	
5203	7		2	SCHMID, ROGER & LETIZIA 235 ASHLAND RD SUMMIT, N J 07901	235 ASHLAND RD	
5203	8		2	GIBSON, HENRY T JR 231 ASHLAND RD SUMMIT, N J 07901	237 ASHLAND RD	

