

# Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. August 2, 2021

In the matter of the petition of Patrick & Ashley Doyle for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Patrick & Ashley Doyle  
residing at 296 Summit Avenue says:

I. Petitioner is the Owner of property  
located at 296 Summit Avenue

Block 2101, Lot(s) 2 on the Tax Map located in the R-25 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: A one-story addition in the rear of the house for a new attached garage and a mudroom.

A new roofed area will be added on the existing deck.

The existing driveway will be modified to accommodate the new garage.

2b.) The proposed use described above requires the following variance(s):  
The proposed new attached garage and mudroom requires Variances for:  
Average Building Height, Maximum Building Height and any other  
Variances that may be determined by the zoning officer.

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

Area of Plot 71,417 square feet

Area of existing structures which will remain 5,002 square feet

Total area of plot to be occupied by structures 5,581 square feet

Percentage of lot to be occupied by structures 7.8 percent

Proposed set-back, front line 92.1 feet;

Proposed sidelines (specify if corner 105.8 FT Left / 27.2 FT Right feet:

Proposed rear yard 45.5 feet.

Year house built 1900.

Other pertinent characteristics The existing house exceeds building height limitation.

4. There has been no previous petition for relief involving these premises except: None to our knowledge.

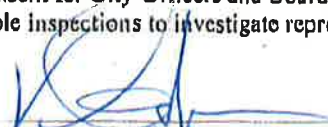
5. The reasons which support petitioner's claim of the right to relief are as follows: See Attached Narrative.

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.

  
\_\_\_\_\_  
Petitioner

Petitioner's Phone Number 917.439.6788 Ashleys' cell

Petitioner's Email patrickjdoyle1991@gmail.com / ashleymassie20@gmail.com

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

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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State of New Jersey  
County of Union

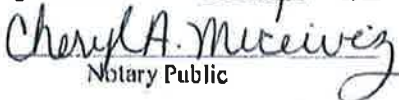
Patrick & Ashley Doyle, being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Patrick Doyle and Ashley Doyle  
Petitioner's printed name

  
\_\_\_\_\_  
Petitioner's signature

Sworn and subscribed before me this

30 day of July, 2021

  
Notary Public

Check here if additional pages are attached.

**CHERYL A. MICEWICZ**  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50031471  
My Commission Expires 2/4/2026

July 30, 2021

Doyle Residence  
296 Summit Avenue  
Summit, New Jersey 07901

### **Project Narrative**

#### **Scope of the Project**

The Doyle Residence is a two-and-a-half-story Shingle Style Colonial Revival home constructed in 1900. The project consists of a one-story addition in the rear of the house for a new attached garage and a mud room. There will also be a new roofed area added on the existing deck. We are also proposing to modify the existing driveway to accommodate the new garage. The new garage will be rear entry.

The house is located in the R-25 Zone and the Lot Area is 71,417 square feet.

#### **Variances**

The project will require Variances for Average Building Height and Maximum Building Height.

##### Average Building Height

Existing	45.2 feet	
Proposed	45.8 feet	(slight increase due to change in average grade plane)
Allowable	38.0 feet	

**Note: The height of the proposed addition will be 22.00 feet (conforming).**

##### Maximum Building Height

Existing	47.6 feet	
Proposed	49.3 feet	(slight increase due to existing topography)
Allowable	43.0 feet	

**Note: The proposed Building Coverage, Lot Coverage, Floor Area Ratio, and all Setbacks comply with the Ordinance.**

#### **Building Height / Maximum Building Height**

The existing house was constructed circa 1900, has a steeply pitched roof, including a tall conical section, and comprises 3 stories. Houses from this era are often taller than the standards for Building Height today. The style of the roof and the roof pitch contribute to the overall height.

The site gradually slopes down toward the rear. The new addition at the back of the house will be constructed on land that is slightly downhill from the rest of the house.

The Variances are caused by the hardship of the natural slope of the topography and by the design of the current house which legally exists on this site. Any addition at the back of this house would require these Variances for Height.

The Building Height of the main portion of the house as viewed from the street is unchanged. This is a technical (mathematical) Variance.

The proposed front yard setback to the new garage is well over **140 feet**. And since the grade is sloping toward the rear of the lot, the proposed structure is much lower than the street level.

### **Positive Criteria**

The proposed exterior building materials and rooflines of the additions will blend with the mass, scale, and architectural style of this home. The appearance of the house will be enhanced with the proposed additions.

The new garage replaces an existing garage that is incompatible with the architectural character of this historic house. The new design has a hipped roof to match the original house.

We will provide the required storm water retention for the additional roof area.

The property is over-sized for the R-25 Zone, and the house complies with all required setbacks.

The two Building Height Variances are caused by the existing topography and the height of the original historic house. The current building height measurement is exacerbated by the tall conical roof in the front.

All other bulk standards [except building height] are in compliance.

### **Satisfaction of the Negative Criteria**

The Variances for the proposed addition can be granted (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance.

The proposed design of the addition has no adverse affect on the adjoining properties, the neighborhood or the City of Summit. There is no change to the Use of the property, and no damage to the character of the neighborhood as to constitute “substantial detriment to the public good”.

Many of the surrounding houses appear from the street to be of a similar size and have undergone similar improvements. There is no detriment to the neighborhood character, utility, or value.

The granting of these Variances causes no impairment of the Zone Plan and the Ordinance. The proposed addition does not significantly change the perception of the overall size of the house, or of the density of the neighborhood.

The addition will not cause any undesirable noise, light, glare, or odors, or any other burdens on the adjoining neighbors or on the neighborhood.

Rosen Kelly Conway | 16 Maple Street | Summit | New Jersey

# The City of Summit

New Jersey

City Hall 312 Springfield Avenue Summit NJ 07901

\$ 1459

Date: March 8, 2021

PLEASE PRINT

FEE: \$11.00<sup>1</sup>

Application for a *Certified List of Property Owners* within 200 feet of the following:

Property address: 296 Summit Avenue

Block 2101 and Lot(s) 2

Owner: Patrick & Ashley Doyle Address: 296 Summit Avenue

Applicant: Patrick & Ashley Doyle Telephone: 917.439.6788 Ashleys' cell

Email Address: patrickjdoyle1991@gmail.com / ashleymassie20@gmail.com

Block	Lot(s)
2101	1, 3-4, 15-20
2102	6-8
2104	1-5

Block	Lot(s)

Block	Lot(s)

Notes: Please email property owners list to: cmicewicz@rkcad.com

Thank you, Cheryl Micewicz

I certify that the attached is an accurate and complete list of property owners and addresses from the Tax Assessor records.

Timothy O'Connor, Tax Assessor

David A. Shapiro, #2544

staff assessor

3-17-21

<sup>1</sup> Includes map. Fee is \$10 without map

OWNER & ADDRESS REPORT

SUMMIT

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2101-2 PATRICK & ASHLEY DOYLE 296 SUMMIT AVE  
 PATRICK & ASHLEY DOYLE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2101	1		2	SCHWARZBACH, ERIC J & KRISTIN M 300 SUMMIT AVE SUMMIT, NJ 07901	300 SUMMIT AVE	
2101	3		2	VOLPE, CHRISTOPHER & JEAN MARIE 290 SUMMIT AVENUE SUMMIT, N J 07901	290 SUMMIT AVENUE	
2101	4		2	MCCALL, CHARLES R.JR.& CARRIE 282 SUMMIT AVE SUMMIT, N J 07901	282 SUMMIT AVE	
2101	15		2	SWEENEY, PAUL THOMAS&ZUCCHINO, KAREN 127 BELLEVUE AVE SUMMIT, NJ 07901	127 BELLEVUE AVE	
2101	16		2	KELLOGG, CYNTHIA A. 131 BELLEVUE AVE SUMMIT, N J 07901	131 BELLEVUE AVE	
2101	17		2	TASSE, DANIEL & MELISSA 135 BELLEVUE AVE SUMMIT, NJ 07901	135 BELLEVUE AVE	
2101	18		2	THOMPSON, DAVID JR & BRYNNE 149 BELLEVUE AVE SUMMIT, NJ 07901	149 BELLEVUE AVE	
2101	19		2	GITAS, IOANNIS & KATHERINE 153 BELLEVUE AVE SUMMIT, NJ 07901	153 BELLEVUE AVE	
2101	20		2	KELLY, KEVIN S & SHIOBIAN E 157 BELLEVUE AVE SUMMIT, NJ 07901	157 BELLEVUE AVE	
2102	6		2	CAPLAN, MARK J.& KAREN D. 306 SUMMIT AVE SUMMIT, N J 07901	306 SUMMIT AVE	
2102	7		2	BROPHY, JAMES J. & BIANCA C. 160 BELLEVUE AVENUE SUMMIT, N J 07901	158 BELLEVUE AVE	
2102	8		2	KELLY, ROBERT J. 154 BELLEVUE AVENUE SUMMIT, N J. 07901	154 BELLEVUE AVE	
2104	1		2	FOTIADES, GEORGE L & DIANNE L 281 SUMMIT AVE SUMMIT, N J 07901	281 SUMMIT AVE	
2104	2		2	BURKE, DEREK D.& ANNE E. 285 SUMMIT AVENUE SUMMIT, N. J. 07901	285 SUMMIT AVENUE	
2104	3		2	LERNER, STUART & BODIN-LERNER, SANDRA 297 SUMMIT AVE SUMMIT, N J 07901	297 SUMMIT AVE	
2104	4		2	SCHREIER, GARY & DANIELA BILOTTA 303 SUMMIT AVE SUMMIT, NJ 07901	303 SUMMIT AVE	
2104	5		2	LUCACI, GEORGE P. & BARBARA 305 SUMMIT AVE SUMMIT, N J 07901	305 SUMMIT AVE	



**The City of Summit**  
**New Jersey**

**Public Utility Registration List**

**Request for Notice of Hearings**

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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

