

STAFF REPORT COMMENTS

Address: 21 Hughes Place

Application: ZB-22-2131 – (c) – variance for building coverage to construct deck

	<u>No Comments</u>	<u>Report Attached</u>	<u>Not Submitted</u>	<u>No Objections</u>	<u>Not Required</u>
Christa Anderson, Zoning Officer		✓			
Eric Evers, Director/Fire Chief	✓				
Steven Zagorski, Police Chief				✓	
Engineering Division		✓			
Ralph Maritato, Construction Official				✓	
John Linson, City Forester		✓			
Board of Health	✓				
Historic Preservation Commission					
City Planner-Burgis <i>(if required)</i>					✓
Environmental Commission <i>(if required)</i>		✓			

Sent to applicant / attorney on: _____

(circle one)

Due Back; _____

COMMUNITY SERVICES

TO : Zoning Board members
FROM : Christa Anderson, Zoning Officer CA
DATE : July 14, 2022
SUBJECT : Zoning Board application #ZB-22-2131
21 Hughes Place; Hightech Builders, LLC
Variance for construction of a rear deck
COPY TO: File

The application is filed as a direct application having no prior zoning review relative to the proposed deck. The property is currently under construction to build a new single family dwelling for which a building coverage of exactly 20% was approved. The construction permit grading permit was approved including a proposed patio which created a proposed lot coverage of 27.67% where 45% is permitted in the R-5 Zone. The applicant is Hightech Builders, LLC which corporation is constructing the new dwelling. The applicant, not being an owner occupied single family dwelling, is required to be represented by an attorney per DRO Section 5.4E.

The applicant has provided one sheet of engineering plans prepared by Catherine A. Mueller, P.E., of Page-Mueller Engineering Consultants, revised to 10/11/xx (should be 2021) which was approved for the construction of the new house. The plan does not show the proposed deck. The applicant has also provided one sheet of architectural plans prepared by Marc Marion, RA, of Architecture Plus, dated 3-10-22 which shows the proposed deck. The deck plan shown shaded and connected to the back of the kitchen states that the deck is proposed to be 20 foot by 20 feet; however, the scale of the deck as shown is a deck 16 feet by 16 feet. **Assuming that the proposed deck is 16 feet by 16 feet, the proposed increase in building coverage is 256 square feet, not 208 square feet as indicated in the zoning chart on the architectural plans.**

Based on the plans submitted for a proposed deck of 16 feet by 16 feet and the requirements of the R-5 Zone wherein the property is located, **I find that a variance is required as follows:**

- 1. For building coverage proposed of 24.15% (1485 square feet)** whereas 20% is the maximum permitted. The lot coverage will remain conforming. The applicant should clarify if the previously approved patio is proposed to remain as previously approved, i.e., at the dimensions of 15 feet wide by 10 feet deep.

Should the application be approved, the applicant is hereby noticed 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 stated conditions prior to submitting a construction permit. If approved, the previously approved grading permit must be amended. Failure on the part of the applicant to revise the grading permit plan will unnecessarily delay the processing of the applicant's construction permit application.

Copy To:	
<input type="checkbox"/> PL/Zoning Chm./Atty.	<input type="checkbox"/> Applicant
<input type="checkbox"/> Boards Members	<input type="checkbox"/> Applicant's Atty.

COMMUNITY SERVICES

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

Ralph Maritato, 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 22, 2022

LOCATION: 21 Hughes Place **BLOCK:** 4201 **LOT:** 31

APPLICATION: Manish Kumar **FILE NO.:** ZB-22-2131

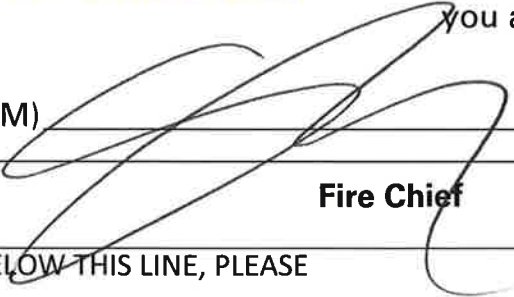
PROJECT: (c) – variances for building coverage to construct deck

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, 11 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS:

No comment (JM)



Eric P. Evers

Fire Chief

June 29, 2022

DO NOT WRITE BELOW THIS LINE, PLEASE

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

Memorandum

To: Zoning Board

From: Christopher L. Dour, P.E., P.P.

Date: July 11, 2022

Subject: 21 Hughes Place
Block 4201, Lot 31
Summit, Union County, NJ

Summit No.: ZB-22-2131

We have reviewed the application and associated submissions prepared by Manish Kumar, Application, for the subject property as referenced below:

- a. Application for Development- Worksheet, signed, dated 3/21/22;
- b. Application to Zoning Board of Adjustment dated March 29, 2022;
- c. Application for a Certified List of Property Owners dated 03/20/22;
- d. Plot Plan, prepared by Catherine A. Mueller, P.E. of Page-Mueller Engineering Consultants, PC, unsigned, dated 8/11/21, last revised 10/11/xx; and
- e. Architectural Plan entitled, "Residential Addition, 21 Hughes Place, Lot 31, Group 4201, 21 Hughes Place, Summit, NJ 07901", prepared by Rocco Campanella, RA of Architecture Plus, PC, signed, dated 3/1/22.

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

1. The 6,149-square foot (0.14-acre) property is located approximately 300-feet north of the intersection with Baltusrol Place.
2. The property is in the R-5 Zone, with surrounding properties in the same Zone.
3. The Applicant has submitted a Plot Plan, and the property slopes from a high of 102-feet along Hughes Place, to a low of 93-feet along the rear property line. The home sits at an approximate elevation of 102-feet.
4. The Applicant notes approximately 215-square feet of steep slopes in the right side (north) of the home, which will not be impacted by the proposed improvements.

5. The Architectural Schematic Plans and Elevations note that the property is improved with a two-story single-family home, driveway, one-car front-facing garage, walkways, and related site improvements. We note that the basement level is at grade (walk-out), allowing access to the existing patio in the rear of the home.
6. The property is somewhat rectangular in shape with 50-feet of frontage along Hughes Place, an average depth of 123-feet and a rear width of 50-feet.
7. The Applicant is proposing to construct a deck over the existing patio in the rear of the recently constructed home and increase their building and impervious coverage by 208-square feet.
8. The Applicant does not note a Limit of Disturbance.
9. The Applicant is proposing an increase of 208-square feet of Building Coverage from 1,230-square feet (20-percent) to 1,438-square feet (23.38-percent), where the maximum permitted in the R-5 Zone is 20-percent.
10. The Applicant is proposing to increase the existing Impervious Coverage 208-square feet from 1,617-square feet (26.29-percent) to 1,825-square feet (29.67-percent), where the maximum permitted in the R-5 Zone is 45-percent. We note that the approved Impervious Coverage (shown on the Plot Plan) was 1,735-square feet (28.2-percent), and the Applicant shall resolve this discrepancy and provide testimony. All coverages, walkways, etc. shall be shown on the plan and included in the calculations.
11. The Applicant has not proposed any stormwater improvements which were addressed with the initial building construction, and we take no exception.
12. The Applicant has not noted the location of any existing AC units or a generator. All mechanical equipment shall comply with the Ordinance for setbacks and screening.
13. The Applicant has not noted if they are proposing to remove any trees, and we defer to the City Forester for review and approval of the proposed improvements.
14. 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.
15. The Applicant has noted that they will maintain a silt fence for the entire duration of construction.
16. The Applicant shall remove all excavated and excess soil from the site and shall not use excess soils elsewhere on site.
17. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties because of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.

18. 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.

The referenced application and plans provided, satisfy the engineering requirements for this variance application. **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.

CLD/lb

Copy To:

- ⊖ PL/Zoning Chm./Atty. ⊖ Applicant
- ⊖ Boards Members ⊖ Applicant's Atty.

COMMUNITY SERVICES

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

Ralph Maritato, 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 22, 2022

LOCATION: 21 Hughes Place **BLOCK:** 4201 **LOT:** 31

APPLICATION: Manish Kumar **FILE NO.:** ZB-22-2131

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COMMENTS: _____
 No Comments

George Khorzias *BEHS* *6/23/22*
 (NAME) PRINT PLEASE (PRINT TITLE) (DATE)

Copy To:

⊖	PL/Zoning Chm./Atty.	⊖	Applicant
⊖	Boards Members	⊖	Applicant's Atty.

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COMMENTS: A lot coverage variance is requested to allow for the construction of a new deck to the rear of a house on Hughes Place. The increase in site coverage is relatively insignificant at 23.8% where 20% is permitted. The Plot Plan (Sheet 1 of 1, revised 10/11/21), however, indicates the removal of several trees, including one labelled as 28" caliper and located near the proposed (and mislabelled) 10' x 15' "patio." Until such time as a landscape plan is submitted showing retention of major trees or adequate replacement with native plants, on behalf of the Summit Environmental Commission I recommend rejection of the application. For all residential projects requiring a variance, the Summit Environmental Commission strongly encourages the homeowners and their architects to consider the installation of solar panels, the use of permeable paving for driveways, and the addition of native plants for site landscaping (please see <https://njaes.rutgers.edu/fs1140/>).

<u>Rick Bell, FAIA</u>	<u>Member, Summit Environmental Commission</u>	<u>7/14/2022</u>
(NAME) PRINT PLEASE	(PRINT TITLE)	(DATE)

DO NOT WRITE BELOW THIS LINE, PLEASE

____ Zoning; ____ Fire; ____ Police; ____ Engineer; ____ Construction Official;
____ Forestry; ____ Board of Health; ____ HP