

STAFF REPORT COMMENTS

Address: 15 Caldwell Avenue

Application: ZB-22-2132 – (d) – variance for FAR & (c) – variances to construct 1-story addition

	<u>No Comments</u>	<u>Report Attached</u>	<u>Not Submitted</u>	<u>No Objections</u>	<u>Not Required</u>
Christa Anderson, Zoning Officer <i>TBS</i>			✓		
Eric Evers, Director/Fire Chief		✓			
Steven Zagorski, Police Chief					
Engineering Division		✓			
Ralph Maritato, Construction Official		✓			
John Linson, City Forester <i>TBS</i>			✓		
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: _____

Copy To:

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

COMMUNITY SERVICES

TO: Christa Anderson, Zoning Officer
 Eric Evers, Director/Fire Chief
 Andrew Bartolotti, 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: July 18, 2022

LOCATION: 15 Caldwell Avenue **BLOCK:** 3602 **LOT:** 8

APPLICATION: Richard & Maria Avedisian **FILE NO.:** ZB-22-2132

PROJECT: (d) – variances for FAR & (c) – variance 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 27, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS:

Build to code _____

Eric P. Evers

Fire Chief

July 18, 2022

DO NOT WRITE BELOW THIS LINE, PLEASE

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

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COMMENTS: No OBJECTIONS - LT. DAVID RICHTER

Memorandum

To: Zoning Board

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

Date: July 26, 2022

Subject: 15 Caldwell Avenue
Block 3602, Lot 8
Summit, Union County, NJ

Summit No.: ZB-22-2132

We have reviewed the application and associated submissions prepared by Kevin Avedisian, Applicant, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment w/Application Checklist, signed, dated January 28, 2022;
- b. Application for Development-Worksheet, signed, dated 2/3/2022;
- c. Application for a Certified List of Property Owners dated 2/22/22;
- d. Project Narrative, prepared by Thomas Baio Architect PC, signed, dated April 1, 2022;
- e. Tax Payment Status Certification, signed, dated 1/26/2022;
- f. Aerial View of Property noting roadways;
- g. Coverage Calculations, consisting of three (3) pages, prepared by Thomas Baio Architect, signed, dated July 13, 2022;
- h. Plan of Survey, originally prepared by Max V. Raffaele, PLS of A-1 Land Surveys, signed, dated 8/10/98, marked up with notes on two (2) submitted surveys of same; and
- i. Architectural Plan entitled, "Addition for: Kevin Avedisian, 15 Caldwell Ave, Summit, NJ 07901, Block: 3602, Lot: 8", consisting of five (5) sheets, prepared by Thomas Baio, RA of Thomas Baio Architects P.C. AIA, signed, dated 12/10/2021.

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

1. The 5,086-square foot (0.12-acre) property is located on the east side of Caldwell Avenue, approximately 400-feet north of the intersection with Springfield Avenue.
2. The property is in the R-5 Zone, with surrounding properties in the same Zone.

3. The Applicant has not submitted any topographic information, but the property appears relatively level.
4. The property is improved with a two-story single-family home with front-facing attached garage, driveway, deck, shed, and related site improvements.
5. The property is somewhat rectangular with 49-feet of frontage along Caldwell Avenue, an average depth of 99-feet, and a rear property width of 55-feet.
6. The Applicant is proposing to remove the existing deck in the rear of the home and construct a 456-square foot one-story addition (with basement) and a 52-square foot deck.
7. The Applicant does not note the Limit of Disturbance on the property.
8. The Applicant is proposing an increase of 283-square feet in the existing non-conforming Building Coverage from 1,239-square feet (24.4-percent) to 1,522-square feet (29.9-percent), where the maximum permitted in the R-5 Zone is 20-percent.
9. The Applicant is proposing to increase the existing Impervious Coverage 244-square feet from 2,105-square feet (41.39-percent) to 2,349-square feet (46.2-percent), where the maximum permitted in the R-5 Zone is 45-percent.
10. The Applicant has proposed the installation of a stone bed fabric-lined dry well and provided calculations. Our office recommends that the Applicant install either a standard concrete dry well structure or a prefabricated structure, such as those manufactured by CULTEC® or similar design. The dry well shall be located a minimum of 10-feet from the foundation and property line. Note that the Applicant cannot direct discharge from any sump pumps to the dry well.
11. The Applicant shall note the location of any AC units and provide testimony if a generator is to be installed. All mechanical equipment shall comply with the Ordinance for setbacks and screening.
12. The Applicant shall confirm that the retaining wall and fence along the rear property line, noted on the survey, are theirs or the neighboring property. It also appears the existing shed is on the adjacent property.
13. The Applicant has noted that they are not 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

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⊖ Boards Members	⊖ Applicant's Atty.

COMMUNITY SERVICES

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Steven Zagorski, Police Chief
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Burgis Associates (if applicable)

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John Linson, City Forester
Health Department
Tom Conway, Chair, HPC
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by:

COMMENTS: _____

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; 2. In all sleeping areas within 10' of all bedroom doors. 3. In all bedrooms. If the variance is granted, compliance information re: this provision must be clearly indicated on plans submitted for construction permit.

Ralph Maritato *Construction Official* *7/20/22*
(NAME) PRINT PLEASE (PRINT TITLE) (DATE)

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by:

COMMENTS: No comments.

George Korbias BEM 7/20/22
(NAME) **PRINT PLEASE** (PRINT TITLE) (DATE)

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The applicant proposes to construct a rear addition to their 1989 home. The exterior siding and roof will match the existing building. The addition elevations call for black sashes and muntins. The committee recommends that the new windows match the existing windows in color and style.

James Burghmeyer

July 22, 2022