

STAFF REPORT COMMENTS

Address: 8 Club Drive

Application: ZB-22-2137 – (c) – variances for building coverage & rear-yard setback to construct 1-story addition & patio

	<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 27, 2022
SUBJECT : Zoning Board application #ZB-22-2137
8 Club Drive; Debbie Rybka Howard & WM Bruce Howard
Variances to construct a patio, two one-story additions, and a covered porch with a garage below

COPY TO: File

The application is filed as a direct application having no prior zoning review. The applicant has provided an existing topographic survey prepared by William G. Hollows, PE and PLS, of Murphy & Hollows, LLC, dated February 10, 2022, 2 sheets of proposed plans and grading also prepared by William G. Hollows, and 4 sheets of architectural plans prepared by Kimberly Tone, AIA, of TLAdesign, llc, dated 03.21.22. The applicant proposes to construct a one story addition at the right front corner of the house, a one story addition at the left rear corner of the house, a new basement level garage with deck above and a new rear patio. The existing house is one story having 250 square feet of space in the attic having headroom over 7 feet but which space is not habitable as there is no stair access to the attic and no windows at the attic level. Based on the plans provided and the requirements of the R-15 Zone wherein the property is located, I find that **variances are required as follows:**

- 1. For rear yard setbacks proposed of 21.8 feet at the new master bathroom expansion, for 26.5 feet at the deck and fireplace and 17.44 feet at the patio** whereas 45 feet is required. The existing rear yard setback is 25.8 feet at the house, 32 feet at the existing carport and approximately 28 feet at the existing patio.
- 2. For total side yard percentage proposed of 32.8% whereas 35% is required.** The existing total side yard percentage is 32.8%.
- 3. For building coverage proposed of 18.3% whereas 18% is the maximum permitted.** The proposed covered deck is 320.3 square feet which is building coverage of 2.12%. The applicant proposes to construct a third garage/storage area under the porch. The area was previously utilized as a carport. Carports are specifically prohibited in the ordinance.

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:
 PL/Zoning Chm./Atty. Applicant
 Boards Members 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: 8 Club Drive **BLOCK:** 5607 **LOT:** 5

APPLICATION: Debbie Rybka Howard & WM Bruce **FILE NO.:** ZB-22-2137
Howard

PROJECT: (c) – variances for building coverage & front-yard setback to construct
1-story addition & patio

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

Copy To:	
Ø PL/Zoning Chm./Atty.	Ø Applicant
Ø Boards Members	Ø 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: July 18, 2022

LOCATION: 8 Club Drive **BLOCK:** 5607 **LOT:** 5

APPLICATION: Debbie Rybka Howard & WM Bruce **FILE NO.:** ZB-22-2137
Howard

PROJECT: (c) – variances for building coverage & rear-yard setback to construct 1-story addition & patio

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 **July 27, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)
by:

COMMENTS: NO OBJECTIONS LT-DANIO RICHEL

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

Memorandum

To: Zoning Board

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

Date: July 26, 2022

Subject: 8 Club Drive
Block 5607, Lot 5
Summit, Union County, NJ

Summit No.: ZB-22-2137

We have reviewed the application and associated submissions prepared by Debbie Rybka Howard and Wm Bruce Howard, Applicants, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment w/Application Checklist, signed, dated May 1, 2022;
- b. Application for Development-Worksheet, signed, dated 5/1/2022;
- c. Application for a Certified List of Property Owners dated 4/14/22;
- d. Project Narrative, consisting of two (2) pages, prepared by TLA Design, LLC dated April 14, 2022;
- e. Tax Payment Status Certification, signed, dated 04/09/2022;
- f. Topographic Survey, prepared by William G. Hollows, PE & PLS of Murphy & Hollows Associates LLC, signed, dated February 10, 2022;
- g. Grading Plan, consisting of two (2) sheets, prepared by William G. Hollows, PE & PLS of Murphy & Hollows Associates LLC, signed, dated April 29, 2022; and
- h. Architectural Plan entitled, "Rybka-Howard Residence, 8 Club Drive, Summit, New Jersey", consisting of four (4) sheets, prepared by Kimberley Tone, AIA, LEED AP of TLA Design, LLC, signed, dated 03/21/22.

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

1. The 15,150-square foot (0.35-acre) property is located on the east side of Club Drive, approximately 215-feet southwest of the intersection with Drum Hill Drive.
2. The property is in the R-15 Zone, with surrounding properties in the same Zone.

3. The Applicant has submitted a Grading Plan, and the property elevations range from 374-feet to 378-feet along Club Drive, and 384-feet in the right rear corner of the lot. Steep slopes are noted in the rear, front, and north (left) sides of the property. The Applicant notes that there are 2,283-square feet of steep slopes, and the proposed site improvements will not impact any of the steep slopes.
4. The property is improved with a one-story single-family home, driveway, three-car attached garage on the basement level of the home, patio, walkways, retaining walls, and related site improvements.
5. The property is irregular in shape with 160-feet of frontage on Club Drive, a depth of 90-feet along the northern property line, 136-feet along the rear property line, and 134-feet along the south property line.
6. The Applicant is proposing two, one-story additions to the rear of the home, a one-story addition to the front of the home, a new at-grade bluestone patio, and related site improvements.
7. The Applicant notes a 2,400-square foot Limit of Disturbance on the property.
8. The Applicant is proposing an increase of 188-square feet of Building Coverage from 2,587-square feet (17.1-percent) to 2,775-square feet (18.3-percent), where the maximum permitted in the R-15 Zone is 18-percent.
9. The Applicant is proposing to increase the existing Impervious Coverage 127-square feet from 4,584-square feet (30.3-percent) to 4,711-square feet (31.1-percent), where the maximum permitted in the R-15 Zone is 35-percent.
10. The Applicant has not proposed the installation of stormwater improvements and we take no exception. The Applicant notes the location of inlets in the driveway, near the garage, and shall provide testimony. The pipes from these inlets discharge into a catch basin in the street.
11. The Applicant shall not direct runoff towards neighboring properties.
12. The Applicant has not noted the location of mechanical equipment (AC units and generator), which shall comply with the Ordinance for setbacks and screening.
13. The plans note that there are several fences that meander along the property line, and the Applicant shall provide testimony.
14. 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.
15. 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.

16. The Applicant shall maintain the silt fence for the entire duration of construction, with additional care in the areas abutting the steep slopes.
17. The Applicant shall remove all excavated and excess soil from the site and shall not use excess soils elsewhere on site.
18. 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.
19. 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: July 18, 2022

LOCATION: 8 Club Drive **BLOCK:** 5607 **LOT:** 5

APPLICATION: Debbie Rybka Howard & WM Bruce **FILE NO.:** ZB-22-2137
Howard

PROJECT: (c) – variances for building coverage & rear-yard setback to construct 1-story
addition & patio

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: No objections

Ralph Maritato Construction Official 7/25/22
(NAME) PRINT PLEASE (PRINT TITLE) (DATE)

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: July 18, 2022

LOCATION: 8 Club Drive **BLOCK:** 5607 **LOT:** 5

APPLICATION: Debbie Rybka Howard & WM Bruce **FILE NO.:** ZB-22-2137
Howard

PROJECT: (c) – variances for building coverage & rear-yard setback to construct 1-story addition & patio

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: No objection.

John Linson Forester 7/21/22
(NAME) PRINT PLEASE (PRINT TITLE) (DATE)

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: July 18, 2022

LOCATION: 8 Club Drive **BLOCK:** 5607 **LOT:** 5

APPLICATION: Debbie Rybka Howard & WM Bruce **FILE NO.:** ZB-22-2137
Howard

PROJECT: (c) – variances for building coverage & rear-yard setback to construct 1-story addition & patio

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 **July 27, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)
by:

COMMENTS: DD Comments

Tom Conway HPC 7/19/2022
(NAME) **PRINT PLEASE** (PRINT TITLE) (DATE)

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: July 18, 2022

LOCATION: 8 Club Drive **BLOCK:** 5607 **LOT:** 5

APPLICATION: Debbie Rybka Howard & WM Bruce **FILE NO.:** ZB-22-2137
Howard

PROJECT: (c) - variances for building coverage & rear-yard setback to construct 1-story addition & patio

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:

The proposed additions are mainly in the rear of this 1957 ranch style home. The massing and height of these additions are compatible with the existing building. The exterior siding and roof will match the original building. The H.P.C. takes no exception to this application.

James Burgmeyer

July 22, 2022