

STAFF REPORT COMMENTS

Address: 11 Plain Street

Application: ZB-22-2117 – (c) – variances for side-yard setback & side-yard combined to construct 2nd 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		✓			
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 (if required)					✓
Environmental Commission (if required)		✓			

Sent to applicant / attorney on: _____

(circle one)

Due Back: _____

COMMUNITY SERVICES

TO : Zoning Board members
FROM : Christa Anderson, Zoning Officer CA
DATE : July 28, 2022
SUBJECT : Zoning Board application #ZB-22-2117
11 Plain Street; Karthik Jayaram & Alyssa Wolfe
Variances for construction of new second floor
COPY TO: File

The application is filed as a direct application having no prior zoning review. The applicant has provided an existing conditions survey prepared by Frank R. DeSantis, PLS, of Morgan engineering & surveying, dated 2/19/15, and 6 sheets of architectural plans prepared by Alexander Rodriguez, RA, dated October 22, 2021. The architectural plans are at 1/8" scale and the dimensions are somewhat illegible. The applicant proposes to construct a new first floor mud room in the rear, demolish the existing upper level and to construct a full second floor above the first floor. The applicant also proposes to add a new rear patio. Based on the plans submitted and the requirements of the R-6 Zone wherein the property is located, I find that **variances are required as follows:**

- 1. For right side yard setback proposed of 5 feet** whereas 8 feet is required. The existing right side yard setback is 5 feet. The proposed rear patio is shown on the architectural plans having a right side yard setback of 8 feet.
- 2. For total side yard percentage proposed of 31.6%** whereas 33% is required.

The plans show two A/C condensers to be located in the rear which is a conforming location.

The proposed roof pitch is 10/12 which conforms to the minimum requirement of 6/12 or matching the existing roof pitch per DRO 14.2.C.

The Google street view shows existing spotlights at the front left corner of the house. Spotlights are not permitted. All exterior lighting must be shielded fixtures that prevent light from spilling over any property line. If the application is approved, all new and existing exterior lights must conform.

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.

Memorandum

To: Zoning Board

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

Date: March 28, 2022

Subject: 11 Plain Street
Block 404, Lot 16
Summit, Union County, NJ

Summit No.: ZB-21-2117

We have reviewed the application and associated submissions prepared by Karthik Jayaram and Alyssa Wolfe, Applicants, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment dated December 6, 2021;
- b. Project Narrative and Variance Relief Request Document, prepared by Karthik Jayaram, signed, dated Nov 29, 2021;
- c. Application for a Certified List of Property Owners dated 10/26/21;
- d. Survey of Property, prepared by Frank R. DeSantis, PLS of Morgan Engineering & Surveying, signed, dated 2/19/15; and
- e. Architectural Plan entitled, "Jayaram-Wolfe Residence, 11 Plain Street, Summit, NJ 07901", consisting of six (6) sheets, prepared by Alexander G. Rodriguez, AIA of AR Architects, LLC, signed, dated October 22, 2021.

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

1. The 8,590-square foot (0.197-acre) property is located approximately 300-feet east of the intersection of Plains Street and River Road.
2. The property is in the R-6 Zone, with properties to the east, west and north in the same Zone, and the NB Zone to the south along Morris Avenue.
3. The Applicant has not submitted a topographic plan, but the property appears relatively level.
4. The property is improved with a two-story single-family home, driveway, deck, walkways, and related site improvements.

5. The property is rectangular with 50-feet of frontage along Plain Street, an average depth of 172-feet and a rear width of 50-feet.
6. The Applicant is proposing to remove the existing deck, expand the building footprint by 9-square feet, add a second story above the entire home, install a new paver patio, landing and steps in the rear of the home, and a new portico, steps and walkway in the front of the home.
7. The Applicant does not note a Limit of Disturbance.
8. The Applicant is proposing an increase of 9-square feet of Building Coverage from 1,437-square feet (16.7-percent) to 1,446-square feet (16.8-percent), where the maximum permitted in the R-6 Zone is 20-percent.
9. The Applicant is proposing to increase the existing Impervious Coverage 249-square feet from 2,641-square feet (30.7-percent) to 2,890-square feet (33.6-percent), where the maximum permitted in the R-6 Zone is 40-percent.
10. The Applicant has not proposed the installation of stormwater improvements and we take no exception.
11. The Applicant has noted that they are proposing to relocate the existing AC unit and add another unit in the rear of the home. We note that all mechanical equipment shall comply with the Ordinance for setbacks and screening. The Applicant shall also provide testimony if a generator is proposed at this time.
12. 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.
13. The Applicant shall confirm that there is no proposed change to the existing driveway configuration.
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:

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

COMMUNITY SERVICES

TO: Christa Anderson, Zoning Officer **Ralph Maritato, Construction Official**
Eric Evers, Director/Fire Chief John Linson, City Forester
Steven Zagorski, Police Chief Health Department
Engineering Division Tom Conway, Chair, HPC
Burgis Associates (if applicable) Environmental Commission (if
Applicable)

FROM: Chris Nicola, Land Use Assistant, DCS

DATE: March 16, 2022

LOCATION: 11 Plain Street **BLOCK:** 404 **LOT:** 1b

APPLICATION: Karthik Jayaram & Alyssa Wolfe **FILE NO.:** ZB-21-2117

PROJECT: (c) – variances for side-yard setback & side-yard combined to construct 2nd 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 **March 28, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)
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.


(NAME) PRINT PLEASE


(PRINT TITLE)


(DATE)

