

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

Summit, N. J. OCTOBER 29, 2021

In the matter of the petition of 11 PLAIN STREET, SUMMIT, NJ for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner KARTHIK JAYARAM & ALYSSA WOLFE  
residing at 11 PLAIN STREET, SUMMIT, NJ says:

I Petitioner is the OWNER of property located at 11 PLAIN STREET, SUMMIT, NJ

Block 404, Lot(s) 16 on the Tax Map located in the R6 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:

PLEASE REFER TO ATTACHED PROJECT NARRATIVE

2b.) The proposed use described above requires the following variance(s):

SIDE YARD SETBACK

COMBINED SIDE YARD SETBACK

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

Area of Plot 8590 square feet  
Area of existing structures which will remain 1437 square feet  
Total area of plot to be occupied by structures 1446 square feet  
Percentage of lot to be occupied by structures 16.8% percent  
Proposed set-back, front line 34.6 feet;  
Proposed sidelines (specify if corner 10.8 / 5.1 feet;  
Proposed rear yard 90.9 feet.  
Year house built 1954.

Other pertinent characteristics \_\_\_\_\_  
\_\_\_\_\_

4. There has been no previous petition for relief involving these premises except: \_\_\_\_\_

NONE TO HOME OWNER'S KNOWLEDGE

5. The reasons which support petitioner's claim of the right to relief are as follows: \_\_\_\_\_

PLEASE REFER TO ATTACHED PROJECT 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 781-366-5965

Petitioner's Email KARTHIKJAYARAM@YAHOO.COM

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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State of New Jersey  
County of Union

KARTHIK JAYARAM, 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.

KARTHIK JAYARAM  
Petitioner's printed name



Petitioner's signature

Sworn and subscribed before me this

6<sup>th</sup> day of December 2021

Beata Barrasso  
Notary Public

Check here if additional pages are attached.

BEATA BARRASSO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES 10/28/2026

Nov 29, 2021.

Karthik Jayaram & Alyssa Wolfe,  
11 Plain Street,  
Summit, New Jersey 07901

### **Project Narrative**

The residence at 11 Plain Street is a cape-code style house constructed in the 1950's. The house is located in Zone R-6 within the City of Summit. The current owners of the house wish to undertake a project to construct a full second story addition with 4 bedrooms and 2 bathrooms to meet the needs of their growing family.

### **Variances**

Variance relief is requested for the following:

1. Side yard setback (right side of the house):
  - a. Side yard setback – 5.1 ft
  - b. Required side yard setback – 8 ft
  
2. Combined side yard setback:
  - a. Current combined side yard setback – 15.9 Ft (31.8%)
  - b. Required combined side yard setback – 16.5 ft (33%)

The proposed addition complies with the ordinance requirements for Lot & Building Coverage as well as Floor Area Ratios. Granting of the above variiances would allow the addition of the second story in a manner that aligns to a classical architecture style as well as maintain the general aesthetic of the neighborhood.

Sincerely,



Karthik Jayaram



88.85 ACRES  
TOTAL

701

201

404

403

402

7 U.C.P.C.  
EXEMPT  
1.97 ACRES

4.02  
1.731 ACRES

RIVER  
ROAD

MORRIS AVENUE

PLAIN STREET

MIELE STREET

PLAIN STREET

LEWIS AVENUE

# THE CITY OF SUMMIT

NEW JERSEY

City Hall 512 Springfield Avenue Summit NJ 07901

NOV 25 2021

*eg*

Date: 10/25/2021

Please Print

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

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

Property address: 11 PLAIN STREET, SUMMIT, NJ 07901

Block<sup>2</sup>: 404 and Lot(s): 16

Owner: KARTHIK JAYARAM Address: 11 PLAIN STREET, SUMMIT, NJ 07901

Applicant: KARTHIK JAYARAM Telephone: 781-366-5965 E-mail: KARTHIKJAYARAM@YAHOO.COM

Block	Lot(s)
403	5-8, 23-30
404	<del>1, 7, 11, 22</del> (2)
	5-9, 11-15,
	17-20

Block	Lot(s)

Block	Lot(s)

Notes:

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

*250 St...* 10-26-21

#1570

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

<sup>2</sup> A separate application and fee must be submitted for each block

## OWNER &amp; ADDRESS REPORT

SUMMIT

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404-16 11 PLAIN ST KARTHIK JAYARAM  
KARTHIK JAYARAM & ALYSSA WOLFE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
403	5		2	ASARNOW, R & E E 11 MIELE PL SUMMIT, N.J. 07901	11 MIELE PL	
403	6		2	FREEDEN, JAMES B. 15 MIELE PLACE SUMMIT, N. J. 07901	15 MIELE PL	
403	7		2	WAMSLEY, DAVID B & LINDA M 17 MIELE PL SUMMIT, NJ 07901	17 MIELE PL	
403	8		2	RUGGIERO, GUY & ANN E 19 MIELE PLACE SUMMIT, N J 07901	19 MIELE PL	
403	23		2	FACCHINEI PATRICIA ANN & JOHN PAUL 16 PLAIN STREET SUMMIT, N. J. 07901	16 PLAIN ST	
403	24		2	ROTH, JANET ILENE 14 PLAIN STREET SUMMIT, N. J. 07901	14 PLAIN STREET	
403	25		2	STEINER, ALEXANDER C & NICOLE E 12 PLAIN ST. SUMMIT, NJ 07901	12 PLAIN ST	
403	26		2	COVIELLO, NINO A. 14 BANNICK DRIVE MADISON, N J 07940	10 PLAIN ST	
403	27		2	PIETRANTUONO, LUCIANO & ANGIOLINA 8A PLAIN ST SUMMIT, N J 07901	8A PLAIN ST	
403	28		2	GREANEY, EDWARD J & CAROL M 8 PLAIN ST SUMMIT, N J 07901	8 PLAIN ST	
403	29		2	O'BRIEN, DANIEL & KATHELEEN 6 PLAIN ST. SUMMIT, NJ 07901	6 PLAIN ST	
403	30		1	DP47 RIVER RD,ASSC. 350 MAIN ROAD,SUITE 201 MONTVILLE, NJ 07045	4 PLAIN ST	
404	1		4A	DP MORRIS ASSOCIATES, LLC 350 MAIN RD, SUITE 201 MONTVILLE, NJ 07045	545 MORRIS AVE.	
404	5		4A	STMB PROPERTIES LLC P.O. BOX 66 MADISON, NJ 07940	557 MORRIS AVE	
404	6		2	STMB PROPERTIES, LLC P.O. BOX 66 MADISON, NJ 07940	559 MORRIS AVE	
404	7		2	STMB PROPERTIES, LLC P.O. BOX 66 MADISON, NJ 07940	561 MORRIS AVE	
404	8		2	STMB PROPERTIES, LLC P.O. BOX 66 MADISON, NJ 07940	563 MORRIS AVE	
404	9		2	STMB PROPERTIES LLC P.O. BOX 66 MADISON NJ 07940	565 MORRIS AVE.	
404	11		4A	WILLIAM J SMYTHE REVOCABLE LIVING T 650 WILLOW VALLEY SQ K108 LANCASTER, PA 17602	33 RIVER RD	

OWNER & ADDRESS REPORT

SUMMIT

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KARTHIK JAYARAM & ALYSSA WOLFE

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
404	12		4A	WILLIAM J SMYTHE REVOCABLE LIVING T 650 WILLOW VALLEY SQ K108 LANCASTER, PA 17602	35-7 RIVER RD	
404	13		4A	COVIELLO, ROCCO J 24 LEWIS AVENUE SUMMIT, N J 07901	39 RIVER ROAD	
404	14.01		2	SOOKLAL, SAVITRI & HAKIM, JACK 5 EDISON DR APT A SUMMIT, NJ 07901	5 PLAIN ST.	
404	14.02		2	412 MORRIS AVE UNIT 9 LLC 1022 HUDSON ST APT 4 HOBOKEN, NJ 07030	7 PLAIN ST	
404	15		2	CARTWRIGHT, T.V., JR & ELENA F.C 9 PLAIN ST SUMMIT, N J 07901	9 PLAIN ST.	
404	17		2	BBS3 LLC 4 BIRCH LN. MINE HILL, NJ 07803	13 PLAIN ST.	
404	18		2	VELOSO, EDUARDO & MARIA ANNA 15 PLAIN STREET SUMMIT, N J 07901	15 PLAIN ST	
404	19		2	MENDOZA, MATTHEW & KRISTAL 17 PLAIN STREET SUMMIT, NJ 07901	17 PLAIN STREET	
404	20		2	SPANO, MARIA & LIZANO, NELSON 19 PLAIN ST SUMMIT, N J 07901	19 PLAIN ST	