

Application to Zoning Board of Adjustment
of Summit, New Jersey

Summit, N. J. January 28, 2022

In the matter of the petition of BOARD OF ADJUSTMENT for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Kevin Avedisian
residing at 15 Caldwell Ave Summit, NJ says:

I Petitioner is the Resident of property located at 15 Caldwell Ave Summit, NJ
Block 3602, Lot(s) 8 on the Tax Map located in the R-5 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:

TO CONVERT REAR YARD PATIO USE
INTO INDOOR SPACE

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

REAR YARD SETBACK 30' REQUIRED & 19'4" PROPOSED

LOT COVERAGE 45% (2287 SF) REQUIRED 46.2% (2349 SF) PROPOSED

BUILDING COVERAGE 20% (1017 SF) REQUIRED 29.9% (1522 SF) PROPOSED

FLOOR AREA RATIO 35% (1780 SF) REQUIRED 39.13% (1990 SF) PROPOSED

3. The premises affected are more particularly described as follows:
Area of Plot 5086 SF square feet
Area of existing structures which will remain 1,239 SF square feet
Total area of plot to be occupied by structures 2,349 SF square feet
Percentage of lot to be occupied by structures ~~2,349 SF~~ - 46.2% percent
Proposed set-back, front line 28.9 ft - NC feet;
Proposed sidelines (specify if corner R=8.6 ft L=10.5 ft feet;
Proposed rear yard 19 ft 4 1/2 in feet.
Year house built 1989.

Other pertinent characteristics NONE

4. There has been no previous petition for relief involving these premises except:
NEVER

5. The reasons which support petitioner's claim of the right to relief are as follows:
1. THIS ADDITION WOULD BRING THE HOUSE UP TO THE STANDARDS NOW PRESENT IN THE NEIGHBORHOOD
2. THE ADDITION WOULD PERMIT THE HOME-OWNERS TO HAVE A MORE OPEN KITCHEN AS IT IS CURRENTLY VERY CONFINED & SMALL.
3. THE IMPROVEMENT WOULD TRIGGER ENGINEERING AND AS SUCH BE AN IMPROVEMENT TO THE NEIGHBORING PROPERTIES FOR STORM WATER MANAGEMENT.

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.

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 973-665-4984

Petitioner's Email kevavedisian@hotmail.com

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

N/A

State of New Jersey
County of Union

Kevin Avedisian, 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.

Kivork M Avedisian
Petitioner's printed name

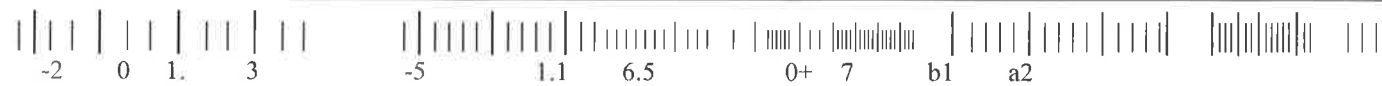

Petitioner's signature

Sworn and subscribed before me this
3rd day of Feb, 2022

Swati Patwardhan
Notary Public

SWATI S PATWARDHAN
Notary Public
State of New Jersey
My Commission Expires Aug. 26, 2025
I.D.# 2453430

Check here if additional pages are attached.



THOMAS BAIO ARCHITECT PC
343 Millburn Ave (Suite 100)
Millburn, NJ 07041

Architecture
Interior Design
Construction Administration

973.376.1176 Millburn NJ Main Offices
973.376.1180 Fax

April 1, 2022

To: City of Summit
Town Hall Springfield Avenue
Summit, NJ 07901

Re: Avedisian Residence
15 Caldwell Avenue
Summit NJ 07901

Let this narrative serve to describe the changes we are proposing for the existing and rear additions to the above house.

Rear Addition

We are proposing to add 456 sf to the current 1239 sf of house. The new area will be set in the rear of the house and be a single floor addition with basement. The addition includes removing an existing rear patio and placing the addition over that area.

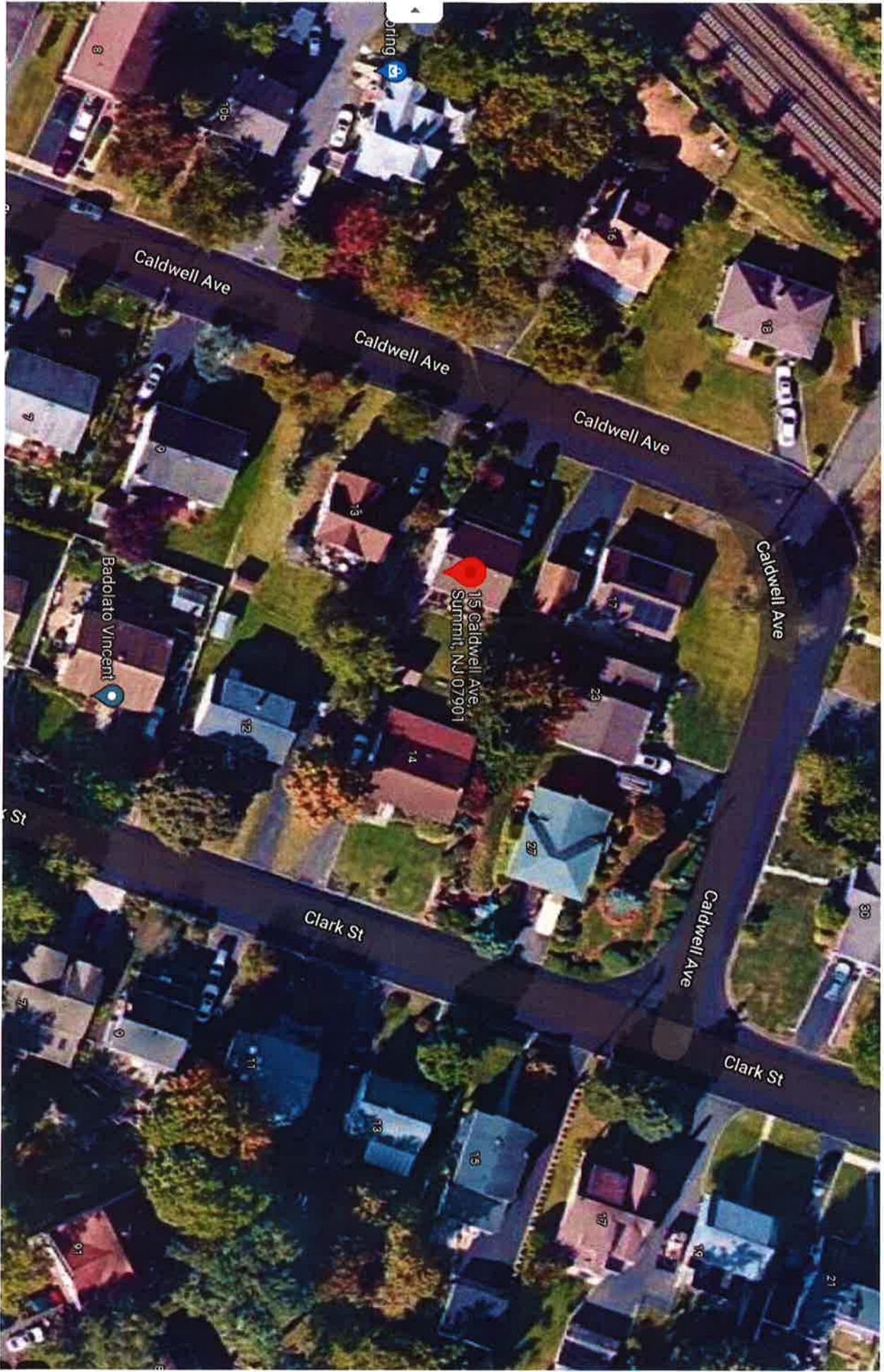
The existing lot is a fairly flat open and no trees will be disturbed in connection with this application. The owners have lived at this property since 1998.

I am attaching the original and proposed survey describing the changes along with an aerial photo of the property with its existing patio.

... end

Very truly yours

Thomas Baio
NJ License No 11712





The City of Summit New Jersey

Date: 1/26/2022

PLEASE PRINT

FEE: \$11.00¹

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

Property address: 15 Caldwell Ave Summit, NJ

Block 3602 and Lot(s) 8

Owner: Avedisian, Richard; 15 Caldwell Ave

Applicant: KEVIN Avedisian Telephone: 973 665-4984

Email Address: kevinavedisian@normanll.com

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
603	10	sublot	603-6		
3601	25-32				
3602	4-7, 9-15				
3603	1-8				

Notes:

I certify that the attached is an accurate and complete list of property owners and addresses from the Tax Assessor records.

[Signature]

2-22-22

#1612

Timothy J. Connor, Tax Assessor
David Shapiro, Staff Assessor

¹ Includes map Fee is \$10 without map

The City of Summit
New Jersey

Public Utility Registration List

Request for Notice of Hearings

Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to N.J.S.A. 40:55D-12, et. seq., provided the utility has an easement or other form of right-of-way.

The following listed utilities have registered to receive service of any notice of hearing for development in the City of Summit. Proof of service, as required by the Municipal Land Use Law, shall include service to this utility.

Donna Short
GIS Supervisor
New Jersey-American Water Company, Inc.
1025 Laurel Oak Road
Voorhees, NJ 08043

Public Service Electric and Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102



OWNER & ADDRESS BEFORE

02/22/22 Page 1 of 2

SUBMIT

14 CALDWELL AVE 3602-B
RICHARD & MARINA AVEDISIAN

BLK	LOT	UNIT	FLA	PROPERTY OWNER	ADDRESS	ZIP
3602	4		2A	QUAKHUT PROP CO INC -DIF 60 2 QUAKHUT RD 2001 SPRING PHILADELPHIA PA 19101	2001 STEEL	19101
3601	27		2	DE YONGE JOHN & MEMARIS SARAH 28 CLARK ST SUMMIT NJ 07901	28 CLARK ST	07901
3601	26		2	TALALAYE SMITH & OGA 30 CALDWELL AVE SUMMIT NJ 07901	30 CALDWELL AVE	07901
3601	27		2	28 CALDWELL AVENUE SUMMIT NJ 17 QUAKHUT RANDOLPH NJ 07869	28 CALDWELL AVE	07901
3601	28		2	MACDONALD JOHN 18 CALDWELL AVENUE SUMMIT NJ 07901	18 CALDWELL AVE	07901
3601	28-01		2	LE HOA T 20 CALDWELL AVENUE SUMMIT NJ 07901	20 CALDWELL AVENUE	07901
3601	29		2	MALTA ISABEL & VIBHAS PABLO 16 CALDWELL AVE SUMMIT NJ 07901	16 CALDWELL AVE	07901
3601	30		2	CIOFFI GENARO 14 RONALD TERRACE SPRINGFIELD NEW JERSEY 07081	14 CALDWELL AVE	07901
3601	31		2	CIOFFI GENARO 14 RONALD TERRACE SPRINGFIELD NEW JERSEY 07081	12A CALDWELL AVE	07901
3601	32		2	MCCARTHY WILLIAM H FERNSTADT J 22 CAWOOD ROAD NEW PROVIDENCE NJ 07974	18 CALDWELL AVE	07901
3602	1		2	RODRIGUEZ RICHARD & KAREN 4 CLARK ST SUMMIT NJ 07901	4 CLARK ST	07901
3602	2		2	MENDES SHARDAE & MUIFER ANTHONY 124 SPRINGFIELD AVE SUMMIT NJ 07901	125 SPRINGFIELD AVE	07901
3602	3		2	HUSSAIN ADHAN & ASIAM SAMINA 129 SPRINGFIELD AVE SUMMIT NJ 07901	129 SPRINGFIELD AVE	07901
3602	4		2	SCARCIA FRANCO & BETTY ANN 5 CALDWELL AVE SUMMIT NJ 07901	5 CALDWELL AVE	07901
3602	5		2	VANWONE GOSIMO & NELLA 7 CALDWELL AVE SUMMIT NJ 07901	7 CALDWELL AVE	07901
3602	6		2	ESCOBAR CAROLINA PINZON 9 CALDWELL AVE SUMMIT NJ 07901	9 CALDWELL AVE	07901
3602	7		2	CORRIGAN GEORGEANN TRUSTEE 11 CALDWELL AVENUE SUMMIT NJ 07901	11 CALDWELL AVE	07901
3602	8		2	AVEDISIAN RICHARD & MARINA 15 CALDWELL AVENUE SUMMIT NJ 07901	15 CALDWELL AVE	07901
3602	9		2	SCARCIA FRANCO & BETTY ANN 5 CALDWELL AVE SUMMIT NJ 07901	5 CALDWELL AVE	07901

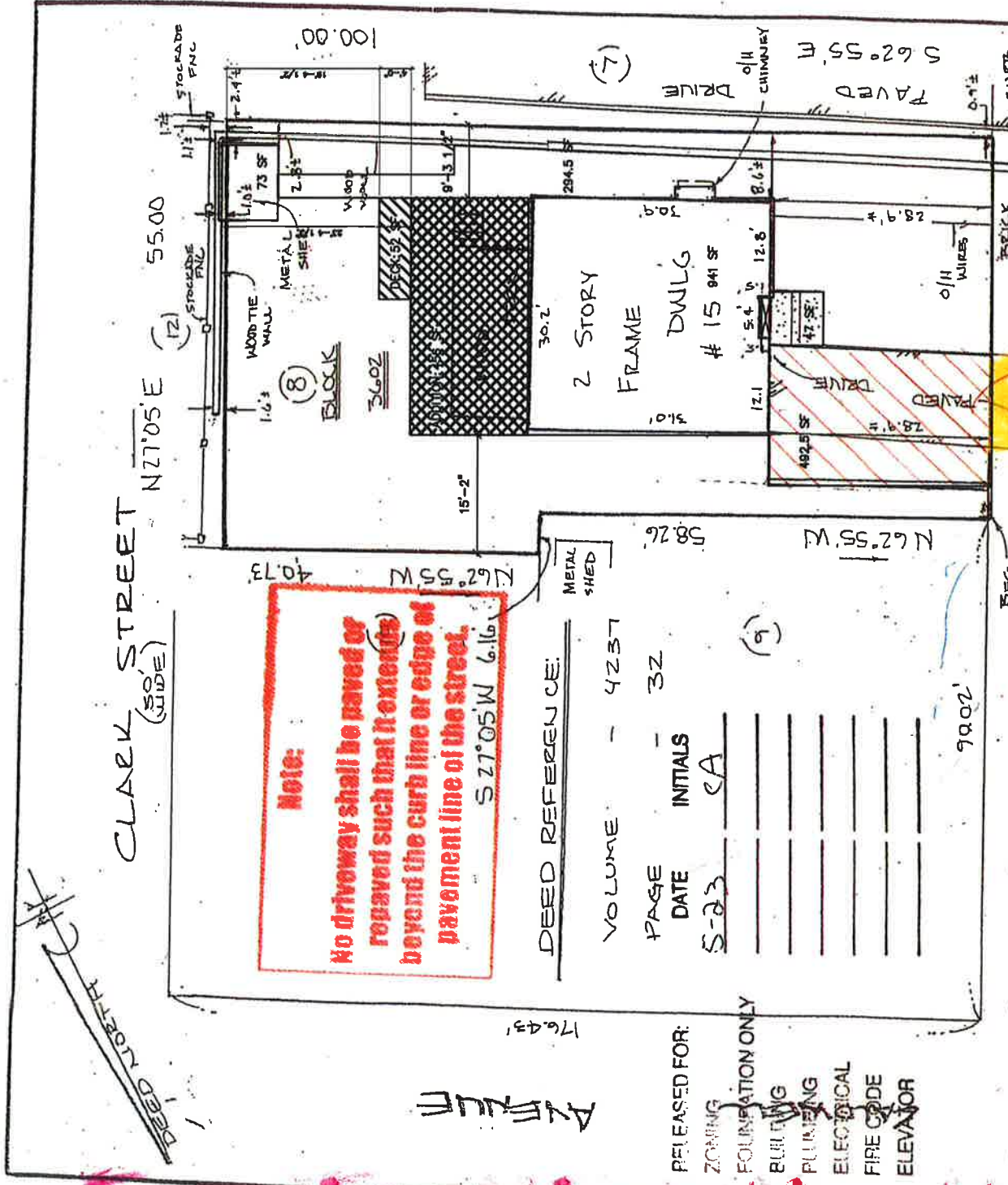
OWNER X ADDRESS REPORT

SUMMIT

15 CALDWELL AVE 3002-B
RICHARD & MARINA AVEDESIAN

02/22/22 Page 2 of 2

BLK#	LOT	EQUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADDRESS
3602	5		2	MANNONE, COSIMO & NELLA 7 CALDWELL AVE SUMMIT, N J 07901	7 CALDWELL AVE	
3602	6		2	ESCOBAR, CAROLINA PINZON 9 CALDWELL AVE SUMMIT, NJ 07901	9 CALDWELL AVE	
3602	7		2	CORRIGAN, GEORGEANN TRUSTEE 11 CALDWELL AVENUE SUMMIT, N J 07901	11 CALDWELL AVE	
3602	8		2	CHESTER, JAMES C & PAULINE 17 CALDWELL AVE SUMMIT, N J 07901	17 CALDWELL AVE	
3602	10		2	DEWALD, BETTINA M. 23 CALDWELL AVENUE SUMMIT, N J 07901	23 CALDWELL AVE	
3602	11		2	MITCHELL, ROBERT S & MAL V. 27 CALDWELL AVE SUMMIT, N J 07901	27 CALDWELL AVE	
3602	12		2	JAMES R SANTIAGO LLC 870 BRYANT ST RAHWAY, NJ 07901	14 CLARK ST	
3602	13		2	DELLA PIAZZA, JOANNE 12 CLARK ST SUMMIT, N J 07901	12 CLARK ST	
3602	14		2	BADOLATO, VINCENT & PATRICIA 16 CLARK ST SUMMIT, N J 07901	16 CLARK ST	
3602	15		2	NOYOTNY, ERIC W. & DANA 8 CLARK STREET SUMMIT, N J 07901	8 CLARK ST	



2246
2841

- RELEASED FOR:
ZONING
FOUNDATION ONLY
BUILDING
PLUMBING
ELECTRICAL
FIRE CODE
ELEVATOR
- Engineering permit required w/ curb cut and/or apron cut to be certified*
- CERTIFIED TO:
- RICHARD AVEDISIAN
 - JOHN B. D'ALESSANDRO, ESQ.
 - WICKERT TITLE AGENCY
 - FIDELITY NATIONAL TITLE
 - INSURANCE COMPANY OF NEW YORK
 - MORTGAGE ACCESS CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

Maximum driveway width 18 feet CA

NOTE:
PROPERTY CORNERS NOT SET PER CONTRACTUAL AGREEMENT

THIS CERTIFICATE IS MADE ONLY TO RECORD PARTS OF THE PURCHASE AND/OR MORTGAGE OF INTERESTED PROPERTY BY INDIVIDUAL PURCHASER OR RESPONSIBILITY OR LIABILITY AND NOT LIMITED TO THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF SURVEY FOR LAMP CLEARING, LANDSCAPING, CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH
SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY
THIS CERTIFICATION IS MADE ONLY TO THE INTERESTED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREBY DELINEATED PROPERTY BY BELOW NAMED PURCHASER.

<p>A-1 LAND SURVEYS PROFESSIONAL LAND SURVEYORS BOX 1192 TRENTON, NJ 08606</p>	<p>IN NEW JERSEY: PHONE 1-800 CALL (4) A-1 1-800-225-5421 FAX 1-800-995-3421</p>	<p>IN PENNA: PHONE 1-215-946-1722 FAX 1-215-943-4901</p>
	<p>DATE 8-10-98 SCALE 1"=20' DRAWN CHECKED</p>	
<p>PLAN OF SURVEY FOR RICHARD AVEDISIAN 15 CALDWELL AVENUE CITY OF SUMMIT UNION COUNTY NEW JERSEY</p>		
<p>TITLE NO. 13161-W ORDER NO. 98-4383</p>		<p>TAX MAP DATA LOT B BLOCK/SECT 3602 SHEET 30</p>

MAX V. RAFFAELLE
NJPLS NO. 35869
DATE 8-10-98

LOT SIZE 5086 SF
FAR MAX 1780 SF
EXIST 1,854 SF