

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

Summit, N. J. MARCH, 2022

In the matter of the petition of JOHN + LAURA BURKE for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit,

Petitioner JOHN + LAURA BURKE  
residing at 29 FAIRVIEW AVENUE says:

1. Petitioner is the OWNER of property located at 29 FAIRVIEW AVENUE  
Block 1001, Lot(s) 10 on the Tax Map located in the R-10 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:

OWNER PROPOSES TO CONSTRUCT A TWO-STORY ADDITION @ THE REAR OF THE HOUSE; AS WELL AS CONSTRUCT A VESTIBULE & ENTRY ROOF @ THE FRONT OF THE HOUSE, & ALTERATIONS TO THE EXISTING HOUSE.

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

FRONT YARD SETBACK = EX'G: 29.7'; VEG: 26.6'; ENTRY ROOF: 23.2'  
SIDE YARD MIN: " = 10.8'; PROP. 11.0'; REAR 12.0'  
COMBINED: " = 18.5308% " 18.5308% " 35%  
BUILDING COVERAGE: " = 13.63%; " 19.95%; " 18%  
FLOOR AREA RATIO: " = 19.68%; " 32.94%; " 25%

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

Area of Plot 7,213 square feet:

Area of existing structures which will remain 983.23 square feet

Total area of plot to be occupied by structures 1588.92 square feet

Percentage of lot to be occupied by structures 21.34% percent

Proposed set-back, front line VESTIBULE 26.6 feet; ENTRY ROOF: 23.2'

Proposed sidelines (specify if corner 7.7 / 10.8 feet;

Proposed rear yard 48.3 feet.

Year house built 1940s.

Other pertinent characteristics LOT IS UNDERSIZED @ 7,213 SF FOR ITS R-10 ZONE DESIGNATION

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

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

THE PROPOSED WORK OF ADDING A KITCHEN & TABLE AREA WILL ALLOW FOR AN ENLARGED & MODERNIZED KITCHEN, & THE RENOVATING OF THE EXISTING KITCHEN & TABLE AREA INTO A STUDY & MUD ROOM; THE SECOND FLOOR ADDITION ALLOWS FOR A MASTER BEDROOM SUITE, PROVIDING A NEEDED SECOND BATH.

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.

John Burke  
Petitioner

Petitioner's Phone Number 973.714.6736

Petitioner's Email LAURABURKE430@GMAIL.COM

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

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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State of New Jersey  
County of Union

ALAN LEONARD, 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.

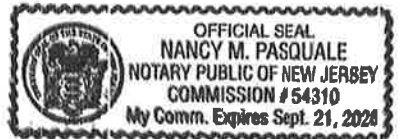
ALAN LEONARD  
Petitioner's printed name

[Signature]  
Petitioner's signature

ARCHITECT FOR THE APPLICANT

Sworn and subscribed before me this

5 day of April, 2022  
Nancy M. Pasquale  
Notary Public



Check here if additional pages are attached.

■ ■  
**ALAN  
LEONARD**  
—  
**ARCHITECT**  
■ ■

131 Passaic Street  
New Providence NJ 07974

*in.oikeo@gmail.com*  
908.464.0929

**Description of Proposed Work**

John and Laura Burke  
29 Fairview Avenue  
Block 1801 Lot 10

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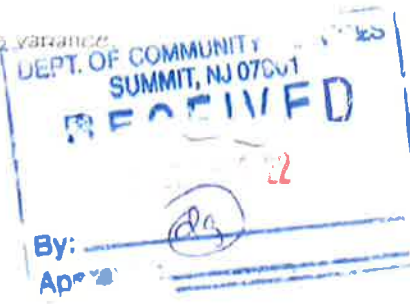
The Burke family lives in an existing two-story residence whose First Floor is comprised of a Living Room, a combined Kitchen and Dining Room, an 11' x 9' enclosed Porch, a half Bath and Garage, and the Second Floor has 3 Bedrooms and 1 Bath, with one Bedroom sized at 9'-0" x 9'-8".

John and Laura propose to construct a two-story addition at the rear of their home as well as make alterations that will both modernize as well as improve the undersized areas of their home. On the First Floor, a new Kitchen and Dining area are being added to the rear. This will allow the existing Kitchen/Dining Room to be renovated into a home office for the Owner as well as provide a Mudroom. A Vestibule is proposed at the front door, allowing greater clearance to the existing stairs directly in front of the existing door. The Vestibule is being built in place of the existing Entry Roof and a new 40" Entry Roof is proposed to be built. On the Second Floor, the addition is a Bedroom, Bath and closet for John and Laura. This will also allow the existing undersized Bedroom to be enlarged to 10' x 12'.

At the exterior, there is a proposed 283 SF Patio replacing the existing 379 SF Patio removed for the addition. There are also two small dormers proposed to be constructed on the roof at the front of the house as part of the Owners' desire to improve the appearance of the house. However, the Attic remains only usable for storage based on its height.

The house is located on a 7,213 SF lot in the R10 zone and the need for most of our variances are triggered by the more stringent requirements of the R10 zone. We look forward to meeting with the Board and presenting our application.

NOTE: I'm the architect on this project and handling the application for this variance.  
 When ready, please call me @ 908-464-0929 for pickup or send to:  
 Alan Leonard 131 Passaic Street New Providence NJ 07974  
 Or email: [in.oikeo@gmail.com](mailto:in.oikeo@gmail.com)



**The City of Summit**  
 New Jersey

Date: MAR 2022 PLEASE PRINT FEE: \$11.00<sup>1</sup>

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

Property address: 29 FAIRVIEW AVENUE  
 Block 1801 and Lots 10  
 Owner: JOHN ZIRKE Address: 29 FAIRVIEW AVE  
 Applicant: SEE ABOVE Telephone: 908-464-  
 Email Address: in.oikeo@gmail

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
1703	9-12, 18-27				
1801	3-4, 11-14				
1802	29-24, 35				

Notes

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

[Signature] 3-16-22 #1617

Timothy O'Connor, Tax Assessor  
 David Shapiro, staff assessor

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

OWNER & ADDRESS REPORT

SUMMIT

1801-10 29 FAIRVIEW AVE JOHN P BURKE  
JOHN P & LAURA L BURKE

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1703	9		2	CAREY, WILLIAM & NAJMA 29 OAKLEY AVENUE SUMMIT, N. J. 07901	29 OAKLEY AVE	
1703	10		2	PODESTA, LAURA 33 OAKLEY AVENUE SUMMIT NJ 07901	33 OAKLEY AVE	
1703	11		2	GARCIA-ALVAREZ, BARBARA & GORKA S 37 OAKLEY AVE SUMMIT, NJ 07901	37 OAKLEY AVE	
1703	12		2	CHAO, THEODORE T. H. & SUSAN H 39 OAKLEY AVE SUMMIT, N J 07901	39 OAKLEY AVE	
1703	18		2	MARKS, LUCY & SCOTT SPRINZEN 40 FAIRVIEW AVE SUMMIT N J 07901	40 FAIRVIEW AVE	
1703	19		2	BENNETT, JAMES M & CHRISTINE L 38 FAIRVIEW AVE SUMMIT, N J 07901	38 FAIRVIEW AVE	
1703	20		2	PAJE, SWATI R. 36 FAIRVIEW AVE SUMMIT N J 07901	36 FAIRVIEW AVE	
1703	21		2	TOLOCO TERRAIN LLC 34 FAIRVIEW AVE SUMMIT, NJ 07901	34 FAIRVIEW AVE	
1703	22		2	NEALON, CHRISTOPHER P & KATE 32 FAIRVIEW AVE SUMMIT, NJ 07901	32 FAIRVIEW AVE	
1703	23		2	ROEMER, F.L. & COLATRE, L.A. B.D. 30 FAIRVIEW AVENUE SUMMIT, N. J. 07901	30 FAIRVIEW AVE	
1703	24		2	BLACKBURN, ROBERT A & MADRAZO, GAIL 165 STONERIDGE RD NEW PROVIDENCE, NJ 07974	28 FAIRVIEW AVE	
1703	25		2	KENNEDY, MARY & ALAN G 24 FAIRVIEW AVE SUMMIT NJ 07901	24 FAIRVIEW AVE	
1703	26		2	YORK, W ROBERT & BEVERLY J 22 FAIRVIEW AVE SUMMIT, N J 07901	22 FAIRVIEW AVE	
1703	27		2	LORENZO, JASON & TEMARES, J JNTS 20 FAIRVIEW AVE SUMMIT, NJ 07901	20 FAIRVIEW AVE	
1801	3		2	TOH, KONG LEONG & WONG MICHELLE ML 26 CROMWELL PKWY SUMMIT, NJ 07901	26 CROMWELL PKWY	
1801	4		2	ANDERSON, WILLIAM H. & MARTHA 22 CROMWELL PARKWAY SUMMIT, N. J. 07901	22 CROMWELL PKWY	
1801	5		2	FOX, CLARA R 18 CROMWELL PKWY SUMMIT, N J 07901	18 CROMWELL PKWY	
1801	6		2	14 CROMWELL PARKWAY LLC 14 CROMWELL PKWY SUMMIT, NJ 07901	14 CROMWELL PKWY	
1801	7		2	LOMBARDI, MARIO & ELIZABETH JO 8 CROMWELL PARKWAY SUMMIT, N J 07901	8 CROMWELL PKWY	

OWNER & ADDRESS REPORT

SUMMIT

1801-10 29 FAIRVIEW AVE JOHN P BURKE  
JOHN P & LAURA L BURKE

03/16/22 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1801	8		2	VATOCI, ASTRIT & SHEHAJ, ETELEVA 25 FAIRVIEW AVE SUMMIT, N J 07901	25 FAIRVIEW AVE	
1801	9		2	STUERMANN, ANDREAS & KIMBERLY 27 FAIRVIEW AVENUE SUMMIT, N J 07901	27 FAIRVIEW AVE	
1801	11		2	RIPP, RYAN & LACKNER, CAITLIN 31 FAIRVIEW AVE SUMMIT, NJ 07901	31 FAIRVIEW AVE	
1801	12		2	PAGNOTTA, ANTONIO F & TARA E 35 FAIRVIEW AVE SUMMIT, NJ 07901	35 FAIRVIEW AVE	
1801	13		2	HERR, BOB & GIBBONS, LARA 37 FAIRVIEW AVE SUMMIT, NJ 07901	37 FAIRVIEW AVE	
1801	14		2	SPRAGUE, CHARLES C & CATHERINE N 39 FAIRVIEW AVE SUMMIT, NJ 07901	39 FAIRVIEW AVE	
1802	28		2	GOLDMAN, ARLENE 11 CROMWELL PARKWAY SUMMIT, N. J. 07901	11 CROMWELL PKWY	
1802	29		2	NOA, OSCAR & SARAH 1 BLAIR PLACE SUMMIT, NJ 07901	1 BLAIR PL	
1802	35		2	STEWART, JOHN A. & NELLIE J. 19 CROMWELL PARKWAY SUMMIT, N J 07901	19 CROMWELL PKWY	

**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



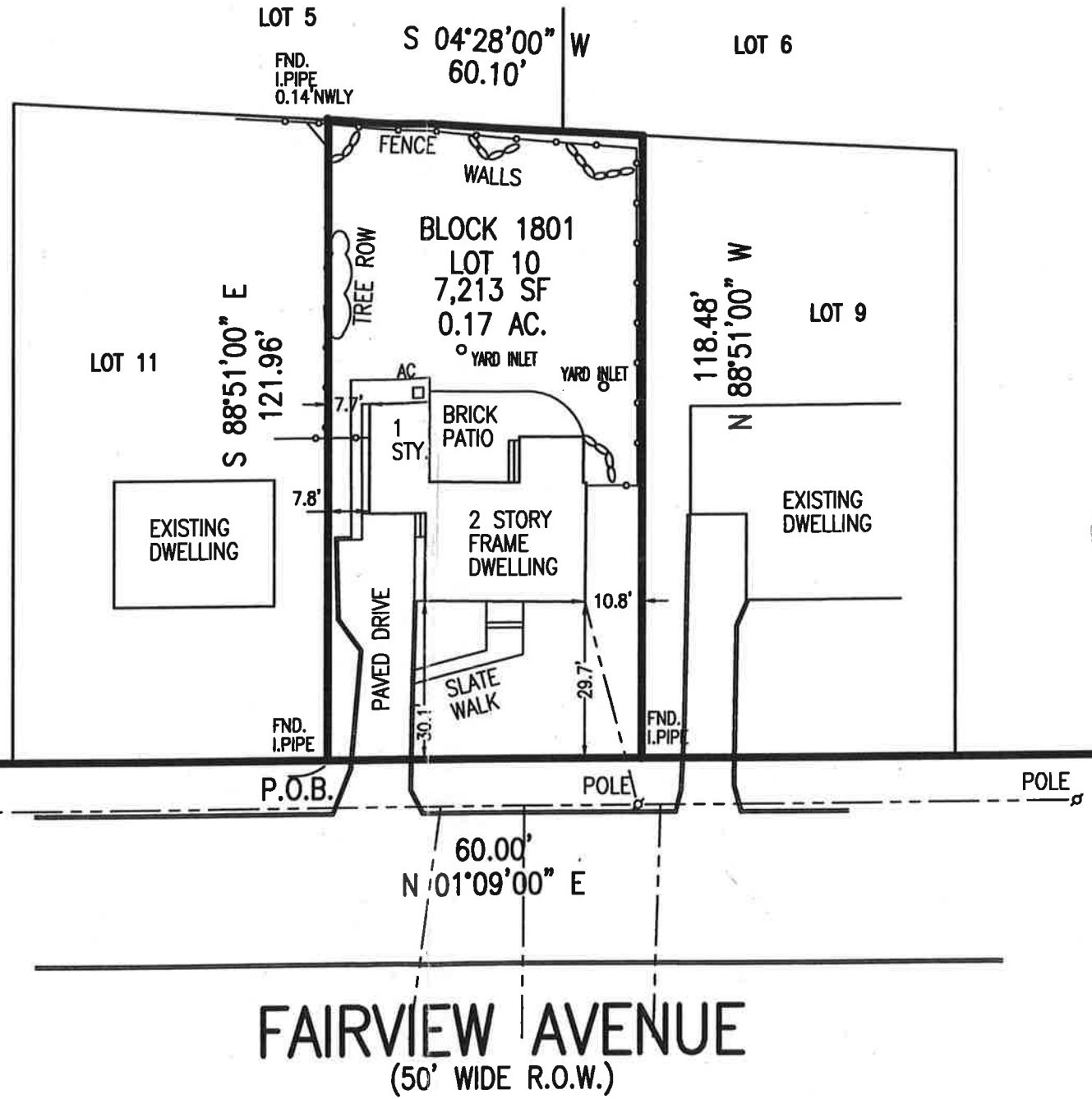


46  
 CITY OF SUMMIT  
 EXEMPT  
 5.37 ACRES

N:\CAD Drawings\2021\21-045\21-045SM.dwg, 11/3/2021 12:10:52 PM



BEEKMAN ROAD



**Murphy & Hollows Associates LLC**  
 CIVIL ENGINEERING AND SURVEYING  
 192 CENTRAL AVENUE, STIRLING, NJ 07980  
 908.580.1255 murphyhollows@gmail.com

SURVEY OF  
 LOT 10 BLOCK 1801  
 29 FAIRVIEW AVENUE  
 CITY OF SUMMIT  
 UNION COUNTY, NEW JERSEY

CERTIFICATIONS :

REVISIONS :

NOTES :

JOB No: 21-045  
 SCALE : 1"=30'  
 DRAWN BY : SP  
 CHECKED BY : WGH

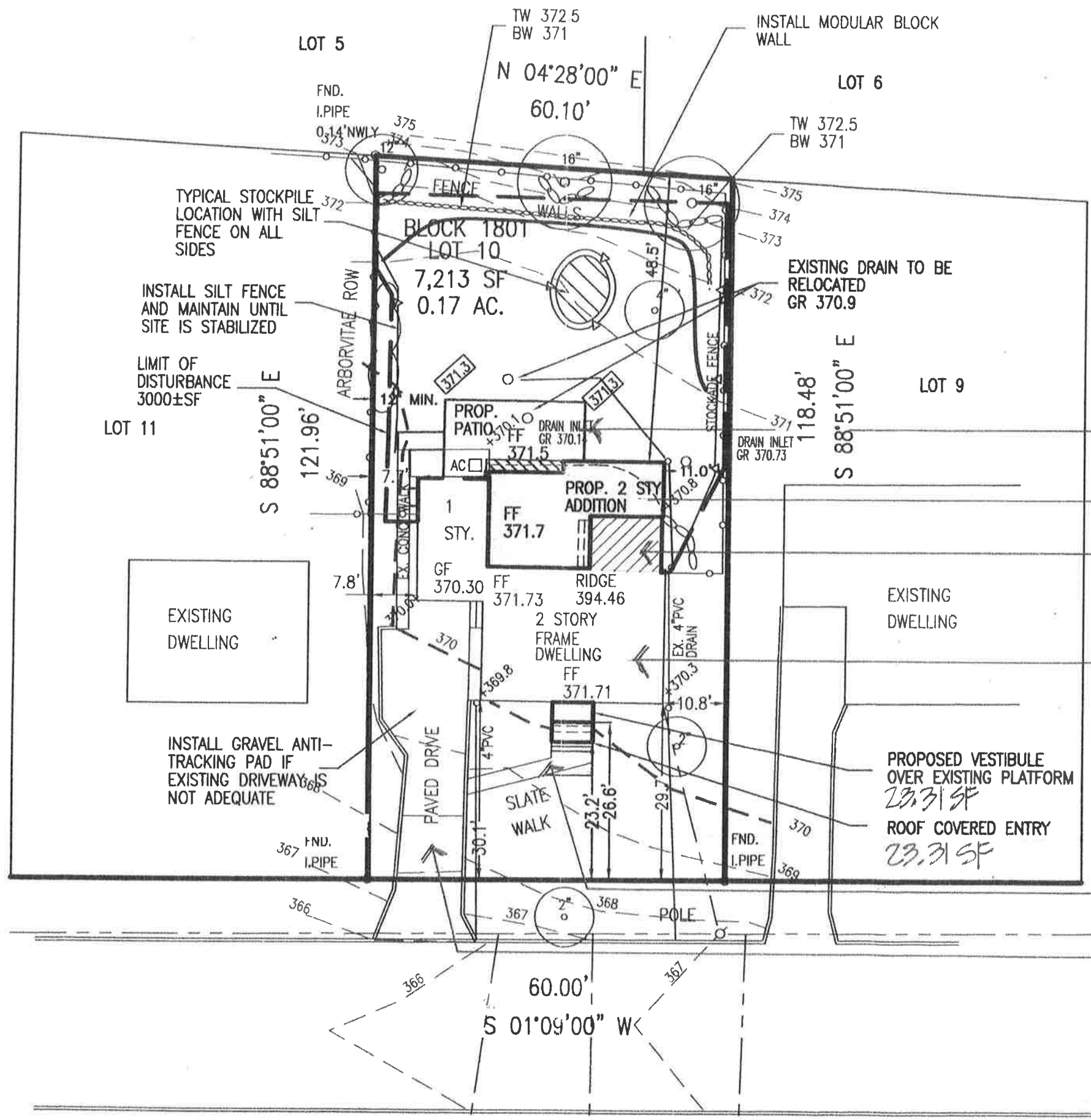
DATE:

JUNE 4, 2021

CERTIFICATE OF AUTHORIZATION

No.24GA27959700

*William G. Hollows*  
**WILLIAM G. HOLLOWES**  
 N.J. LIC. PROFESSIONAL ENGINEER  
 & LAND SURVEYOR #GB27473  
 N.J. PROFESSIONAL PLANNER #2530



**BUILDING COVERAGE:**  
 ALLOWABLE: 18% / 1298.34 SF  
 EXISTING: 13.63% / 983.23 SF  
 PROPOSED: 19.95% / 1439.32 SF

**LOT COVERAGE:**  
 ALLOWABLE: 35% / 2524.65 SF  
 EXISTING: 29.07% / 2154.23 SF  
 PROPOSED: 33.79% / 2437.32 SF

**FLOOR AREA RATIO:**  
 ALLOWABLE: 25% / 1803.25 SF  
 EXISTING: 19.68% / 1419.6 SF  
 PROPOSED: 32.94% / 2376.28 SF

PROPOSED PATIO: 283 SF

PROPOSED ADDITION = 409 SF FOOTPRINT

EXISTING FIRST FLOOR PORCH w/ PROPOSED SECOND FLOOR OVER = 99.6 SF FOOTPRINT

EXISTING HOUSE = 660 SF FOOTPRINT  
 w/ 223.63 SF GARAGE

PROPOSED VESTIBULE OVER EXISTING PLATFORM  
 23.31 SF  
 ROOF COVERED ENTRY  
 23.31 SF

FRONT & SIDE WALKS = 159 SF  
 POLE

DRIVEWAY = 556 SF

FAIRVIEW AVENUE