

STAFF REPORT COMMENTS

Address: 2 Woodmere Drive

Application: ZB-22-2138 – (c) – variances for building coverage & side-yard setback to construct 2-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 : August 22, 2022
SUBJECT : Zoning Board application #ZB-22-2138
2 Woodmere Drive; Thomas & Gretchen Oatman
Variances construct a kitchen addition, new entry to kitchen and a second story addition above the garage
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 John C. Ritt, PLS, of James P. Deady Surveyor, LLC, dated 2-17-22, 2 sheets of grading plans prepared by William G. Hollows, PE and PLS, dated April 25, 2022 and 4 sheets of architectural plans prepared by Kimberly Tone, AIA of TLAdesign, llc, dated 3/21/22. The applicant proposes to renovate and add to the existing house in the following manner:

1. Remove an area of the existing driveway
2. Remove the existing rear raised terrace
3. Remove the existing kitchen entry walkway and raised terrace
4. Construct a one story addition to the existing kitchen
5. Construct a new kitchen covered entry
6. Construct a second story addition above the existing garage
7. Replace the existing rear raised terrace with an on-grade pea gravel patio

Based on the plans provided and the requirements of the R-25 Zone wherein the property is located, I find that **variances are required as follows:**

1. **For building coverage proposed of 14.64%** whereas 14% is the maximum permitted. The building coverage percentage is being reduced due to the removal of the 2 existing raised terraces.
2. **For side yard setback proposed of 15.12 feet at the addition above the garage** whereas 17 feet is required. The existing front-facing garage setback is 15.12 feet. The Board is asked in the application to approve rebuilding of the existing front facing garage at the existing setback of 15.12 feet should investigation of the foundation show that reconstruction is necessary. The applicant should provide testimony as to what investigation has been undertaken to date and what is known as to the current condition of the garage foundation.

The existing driveway ranges in width from 12 feet at the drop curb to 29 feet at the required front yard setback line to 32 feet at the face of the existing garage whereas the maximum width permitted is 12 feet up to the required front yard setback line. The applicant also proposes to retain a paved area at the left side of the garage having a width varying from 10 feet to 12 feet. Due to the removal of the remaining driveway area, this creates a parking space on the left side of the driveway. The Board may consider granting a variance for a parking space not on the approved driveway or within the buildable area. Otherwise, the parking space on the left side of the garage is not permitted and must be removed. A walkway along the left side of the garage is permitted having a maximum width of 4 feet and being at least 2 feet from the left side property line.

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 or grading permit application. Failure on the part of the applicant in meeting all of the memorialized conditions of approval will unnecessarily delay approval of the construction permit and/or grading permit applications.

Copy To:	
<input type="checkbox"/> PL/Zoning Chm./Atty.	<input type="checkbox"/> Applicant
<input type="checkbox"/> Boards Members	<input type="checkbox"/> 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: August 8, 2022

LOCATION: 2 Woodmere Drive **BLOCK:** 2103 **LOT:** 18

APPLICATION: Thomas & Gretchen Oatman **FILE NO.:** ZB-22-2138

PROJECT: (c) – variance for building coverage & side-yard setback to construct 2-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 by: **August 26, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)

COMMENTS:

No comment (JM) _____

Eric P. Evers

Fire Chief

August 22, 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)

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by:

COMMENTS: NO OBJECTIONS LT. DAVID RICHEL

(NAME) PRINT PLEASE

(PRINT TITLE)

(DATE)

Memorandum

To: Zoning Board

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

Date: August 23, 2022

Subject: 2 Woodmere Drive
Block 2103, Lot 18
Summit, Union County, NJ

Summit No.: ZB-22-2138

We have reviewed the application and associated submissions prepared by Thomas and Gretchen Oatman, Applicants, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment dated May 5, 2022;
- b. Application for Development- Worksheet dated 04/09/2022;
- c. Appendix E-2 Application Checklist for Bulk Variance;
- d. Project Narrative, consisting of two (2) pages, prepared by TLA Design, LLC, dated April 14, 2022;
- e. Application for a Certified List of Property Owners dated 4/14/22;
- f. Tax Payment Status Certification dated 04/09/2022;
- g. Grading Plan, consisting of two (2) sheets, prepared by William G. Hollows, PE & LS of Murphy & Hollows Associates, LLC, signed, dated April 25, 2022;
- h. Topographic Survey, prepared by John C. Ritt, P.L.S. of James P. Deady Surveyor, LLC, signed, dated 2/17/22; and
- i. Architectural Plan entitled, "Oatman Residence, 2 Woodmere Road, Summit, New Jersey", consisting of four (4) sheets, prepared by Kimberly Tone, AIA, LEED AP of TLA Design, LLC, dated 03/21/22, signed May 4, 2022.

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

1. The 24,957 square foot (0.57-acre) property is located approximately 200-feet southeast of the intersection with Summit Avenue. The property is situated along a bend on Woodmere Drive.
2. The property is in the R-25 Zone, with surrounding properties in the same Zone.

3. The Applicant has submitted a separate Grading Plan, and the property is relatively level with elevations ranging from 315-feet in the northeast corner of the property to 320-feet in the southwest corner of the property. There are no steep slopes noted on the plans.
4. Although the Applicant has not submitted an existing conditions plan, the property is improved with a two-story single-family home, driveway, two-car front facing attached garage, patio, walkways, and related site improvements.
5. The property is rectangular in shape, with a total frontage along two (2) sides of Woodmere Drive of 303-feet, a depth of 149-feet along the northern property line and 168-feet along the western property line.
6. The Applicant is proposing to remove an existing above-grade patio, construct a 262-square foot addition to the home, remove an existing 272-square foot raised patio at the rear of the house and replace with a new 224-square foot pea gravel patio at grade, remove a 540-square foot portion of the existing driveway, and construct an approximately 750-square foot second-floor addition over the existing garage footprint. The Applicant notes that the existing garage foundation may need to be replaced, but that they "...are proposing to rebuild the garage structure in the current location shown on the variance drawings."
7. The Applicant notes a Limit of Disturbance of 4,800-square feet or 19-percent of the property.
8. The Applicant is proposing a decrease of 125-square feet of Building Coverage from the existing non-conforming 3,779-square feet (15.14-percent) to 3,654-square feet (14.6-percent), where the maximum permitted in the R-25 Zone is 14-percent.
9. The Applicant is proposing to decrease the existing Impervious Coverage 566-square feet from 6,242-square feet (25.0-percent) to 5,676-square feet (22.7-percent), where the maximum permitted in the R-25 Zone is 30-percent. The Applicant has not proposed any stormwater improvements and we take no exception. The Applicant shall not direct stormwater towards neighboring properties.
10. The Applicant has noted the location of the existing AC units and generator and shall note if additional AC units are proposed at this time. All mechanical equipment shall comply with the Ordinance for setbacks and screening.
11. The Applicant shall provide testimony regarding the noted manhole near the mechanical equipment.
12. The Grading Plan notes a fence encroaching onto neighboring Lot 17 along the northern property line and shall provide testimony.
13. 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. We note that no Landscape Plan has been provided.

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:

⊖ 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: August 8, 2022

LOCATION: 2 Woodmere Drive **BLOCK:** 2103 **LOT:** 18

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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. Garage area must comply to fire rating as per FTO-13. If the variance is granted, compliance information re: this provision must be clearly indicated on plans submitted for construction permit.

Ralph Maritato
(NAME) **PRINT PLEASE**

Construction official.
(PRINT TITLE)

8/9/22
(DATE)

Copy To:

⊖ PL/Zoning Chm./Atty.

⊖ Applicant

⊖ Boards Members

⊖ Applicant's Atty.

COMMUNITY SERVICES

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by:

COMMENTS: No objection.

John Linson

Forester

8/22/22

(NAME) PRINT PLEASE

(PRINT TITLE)

(DATE)

Copy To:			
☐	PL/Zoning Chm./Atty.	☐	Applicant
☐	Boards Members	☐	Applicant's Atty.

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by:

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COMMENTS: No comments

George Korzias
(NAME) PRINT PLEASE

REHS
(PRINT TITLE)

8/15/2022
(DATE)

Copy To:

PL/Zoning Com./Atty.

Applicant

Board Members

Applicant's Atty.

COMMUNITY SERVICES

TO: Christa Anderson, Zoning Officer
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COMMENTS:

This 1930's modern style house is in the Northside Historic District. The scale of the proposed additions respect the houses in the neighborhood. The addition over the garage gives balance to the structure and is compatible with the massing of the existing building.

The H.P.C. recommends that the standing seam metal roof on the first floor addition be copper, which would be appropriate for a house of this age.

James Burgmeyer

August 31, 2022