

STAFF REPORT COMMENTS

Address: 183 Ashland Road

Application: ZB-22-2141 – (d) – variance for FAR to construct 2nd floor 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 26, 2022
SUBJECT : Zoning Board application #ZB-22-2141
183 Ashland Road; Scott March
Variances to construct second floor dormers to create a 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 at the very odd scale of 1"=16 feet prepared by Richard T. Watson, PLS, of Borrie, McDonald & Watson Land Surveyors, dated July 19, 2022, and 4 sheets of architectural plans prepared by Steven B. Lazarus, AIA, of P+A2 Studio LLC, dated 05-05-22. The applicant has also provided a copy of a prior memorializing resolution granting side yard setback variances for the proposed kitchen expansion. The applicant proposes to expand the existing dormer above the first floor to create a full second floor. The proposed front setback line of the second floor will be at the same setback as the existing dormer approximately 3 feet recessed from the setback line of the first floor. The rear setback of the new second floor will be recessed back from the existing first floor façade line by approximately 2 feet. Based on the plans submitted, the property survey provided, and the requirements of the R-6 Zone wherein the property is located, I can confirm that the following variances are required:

1. **For the proposed right side yard setback of 6.64 feet** whereas 8 feet is required
2. **For the proposed total side yard percentage of 26.37%** whereas 33% is required. The total side percentage calculation is based on the lot width of 56 feet. Lot width is measured at the required front yard setback line. The lot widens slightly between the front property line and the house. I have determined the lot width to be 56 feet.

The applicant has not provided a first floor plan showing the footprint of the existing garage by which an accurate floor area of the first floor can be determined; however, utilizing the property records found in the City Tax Assessor's office, the garage dimensions appear to be 10 feet by 20 feet. Based on the garage area being 200 square feet, which area is not included in the calculation of FAR, I find that a **variance is required for:**

3. **The proposed FAR of 35.8%** whereas 35% is the maximum permitted. The applicant has been advised of the necessity to provide a first floor plan so that the first floor area can be verified. **The applicant should provide a first floor plan exhibit. In the alternative, if approved, I recommend Board consider a condition of approval that a first floor plan be submitted with the construction permit application plans.**

The architect has been advised to provide the locations for any exterior mechanical equipment existing or proposed, i.e., A/C units or generators. The required side yard setback for A/C units in the R-6 Zone is 5 feet. The required side yard setback requirement for a generator in the R-6 Zone is 10 feet. A variance would be required for a generator on either the left or right side of the house. A variance would be required for a new A/C unit on the right side of the house.

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 application. Failure to meet all conditions will unnecessarily delay processing of a construction permit application.

Copy To:

- PL/Zoning Chm./Atty.
- Boards Members
- Applicant
- 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: 183 Ashland Road **BLOCK:** 4703 **LOT:** 15

APPLICATION: Scott March **FILE NO.:** ZB-22-2141

PROJECT: (d) – variance for FAR to construct 2nd floor 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:	
⊖ 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: 183 Ashland Road **BLOCK:** 4703 **LOT:** 15

APPLICATION: Scott March **FILE NO.:** ZB-22-2141

PROJECT: (d) – variance for FAR to construct 2nd floor 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 OBJECTIONS LT. JAND RICHEL

Memorandum

To: Zoning Board

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

Date: August 29, 2022

Subject: 183 Ashland Road
Block 4703, Lot 15
Summit, Union County, NJ

Summit No.: ZB-22-2141

We have reviewed the application and associated submissions prepared by Scott March, Applicant, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment dated May 18, 2022;
- b. Application for a Certified List of Property Owners dated 5/11/22;
- c. Map of Property, prepared by Richard T. Watson, PLS of Borrie, McDonald & Watson Land Surveyors, signed, dated July 19, 2022; and
- d. Architectural Plan entitled, "183 Ashland Residence, Expand Existing Dormers and Attic Interior Alteration", consisting of four (4) sheets, prepared by Steven B. Lazarus, A.I.A. of P+A2 Studio LLC, signed, dated 05/05/22, last revised 07/13/2022.

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

1. The 6,030 square foot (0.13-acre) property is located approximately 190-feet east of the intersection with Pine Grove Avenue. The property is situated on the north side of Ashland Road.
2. The property is in the R-6 Zone, with surrounding properties in the same Zone.
3. The Applicant has submitted a map of property survey dated July 19, 2022. The property is improved with a one-and-half-story single-family home, deck, paved driveway, one-car front facing attached garage, porch, walkways, shed, and related site improvements.
4. The property is irregular in shape, with frontage along Ashland Road of 55-feet, a rear property width of 50-feet, depth of 98-feet along the easterly property line, and an approximate depth of 125-feet along the westerly property line.

5. The Applicant is requesting a variance for the floor area ratio to expand the dormer, renovate existing bedrooms and add a bathroom on the second floor. The proposed work will be a 12-foot dormer on the west side of the house for a new master suite, a 13-foot dormer on the east side of the house for a proposed bedroom and an 11-foot, 3-inches dormer on the northwest side of the house for the new bathroom.
6. The Applicant has not submitted a separate Grading Plan, and we take no exception. On Sheet VA.0 under Building Sub-Code Data, the Applicant notes a land disturbance of 768.4-square feet. The Applicant shall clarify if the disturbance noted is actually land disturbance.
7. The Applicant is not proposing any changes in the Building Coverage. The existing non-conforming coverage is 1,417-square feet (23.50-percent), where the maximum permitted in the R-6 Zone is 20-percent.
8. The Applicant is not proposing any changes in the Lot Coverage. The existing non-conforming coverage is 2,490-square feet (41.29-percent), where the maximum permitted in the R-6 Zone is 40-percent. The Applicant has not proposed any stormwater improvements and we take no exception. The Applicant shall not direct stormwater towards neighboring properties.
9. The Applicant has not 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.
10. 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.
11. 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.
12. The Applicant has not noted that they will maintain a silt fence for the entire duration of construction. The Applicant is to add notes for the contractor to maintain erosion control measures on site for the duration of construction.
13. The Applicant shall remove all excavated and excess soil from the site and shall not use excess soils elsewhere on site.
14. 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.
15. 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: 183 Ashland Road **BLOCK:** 4703 **LOT:** 15

APPLICATION: Scott March **FILE NO.:** ZB-22-2141

PROJECT: (d) – variance for FAR to construct 2nd floor 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 **August 26, 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. 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 *Construction Official* *8/9/22*
(NAME) PRINT PLEASE (PRINT TITLE) (DATE)

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: 183 Ashland Road **BLOCK:** 4703 **LOT:** 15

APPLICATION: Scott March **FILE NO.:** ZB-22-2141

PROJECT: (d) – variance for FAR to construct 2nd floor 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 **August 26, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)
by:

COMMENTS: No objection.

John Linson
(NAME) **PRINT PLEASE**

Forester
(PRINT TITLE)

8/11/22
(DATE)

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: 183 Ashland Road **BLOCK:** 4703 **LOT:** 15

APPLICATION: Scott March **FILE NO.:** ZB-22-2141

PROJECT: (d) – variance for FAR to construct 2nd floor 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 **August 26, 2022** (Please email cnicola@cityofsummit.org if you are unable to meet this date.)
by:

COMMENTS: No Comments

George Karidakis REHS 8/15/22
(NAME) PRINT PLEASE (PRINT TITLE) (DATE)

Copy To:

PL/Zoning Com./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: 183 Ashland Road **BLOCK:** 4703 **LOT:** 15

APPLICATION: Scott March **FILE NO.:** ZB-22-2141

PROJECT: (d) - variance for FAR to construct 2nd floor 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:

The siding and roof of the full width dormer matches the existing building but the windows do not. The H.P.C. recommends that the style of the windows and the muntin configuration matches the existing windows on the original house.