

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. _____, 20____

In the matter of the petition of Don and Vicky DeMuth for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Don and Vicky DeMuth
residing at 25 Sherman Avenue, Summit NJ says:

I Petitioner is the Owner and resident of property located at 25 Sherman Avenue, Summit NJ

Block 1203, Lot(s) 36 on the Tax Map located in the R10 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: The applicant wishes to expand the loft space above the existing attached 2-car garage. The proposed south-facing shed dormer will mirror the north-facing shed dormer along the property line.

2b.) The proposed use described above requires the following variance(s): The applicant is asking for relief for a non-conforming structure which was granted a variance in 1993. To expand upon that approval a variance is needed even though the actual construction will meet all bulk and set back requirements.

Resolution is attached to this application.

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

Area of Plot 23,369 square feet
Area of existing structures which will remain 3,789 square feet
Total area of plot to be occupied by structures 3,789 square feet
Percentage of lot to be occupied by structures 16.2 percent
Proposed set-back, front line 91.0' feet; to dormer addition
Proposed sidelines (specify if corner 20.1 feet: to dormer addition
Proposed rear yard 45.0 feet. to dormer addition
Year house built 1958

Other pertinent characteristics _____

4. There has been no previous petition for relief involving these premises except: _____
Board of Adjustment Resolution granted November 1, 1993 to build a front facing attached garage with a covered trellis connector. Resolution is attached.

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

1. The proposed dormer faces the rear yard and will not have any impact on neighbors.
2. The proposed dormer meets the required side, rear and front yard setbacks.
3. The ridge height of the garage structure will remain the same @ 17.8'.
4. The proposed shed dormer will complement the existing second floor dormers on the main house.
5. There will be no increase in Building Coverage, Lot Coverage or FAR.

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.

DONALD F. DEMUTH
Petitioner

Petitioner's Phone Number 201-779-9092

Petitioner's Email dondemuth@dfdenterprises.com

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

State of New Jersey
County of Union

Donald DeMuth, 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.

DONALD F. DEMUTH
Petitioner's printed name

[Signature]
Petitioner's signature

Sworn and subscribed before me this

18 day of June 2022
[Signature]
Notary Public

ANTONIETTA LAVECCHIA
Notary Public, State of New Jersey
Commission # 2352487
My Commission Expires 11/16/2026

Check here if additional pages are attached.

The City of Summit

New Jersey

Date: _____ **PLEASE PRINT** **FEE: \$11.00¹**

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

Property address: 25 Sherman Avenue, Summit NJ

Block 1203 and Lot(s) 36

Owner: Don and Vicki DeMuth Address: 25 Sherman Avenue, Summit NJ

Applicant: Don DeMuth Telephone: (201) 779-9092

Email Address: dondemuth@dfdenterprises.com

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
1203	18-23, 26-28				
1203	33-35, 37-38				
1204	10				

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
 David Shepero, Staff Assessor

#1649

¹ Includes map Fee is \$10 without map

OWNER & ADDRESS REPORT

SUMMIT

1203-36 DON & VICKI DEMUTH
DON DEMUTH

06/09/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1203	18		2	ZALK, ANNA PERNAS 6 WOODCROFT RD SUMMIT, NJ 07901	6 WOODCROFT RD	
1203	19		2	ZONA, DAVID M & MARJI O 8 WOODCROFT RD SUMMIT, NJ 07901	8 WOODCROFT RD	
1203	20		2	ABUT, DANIEL A. & SONIA M. I. 10 WOODCROFT RD SUMMIT, N J 07901	10 WOODCROFT RD	
1203	21		2	LOWRY, CAMELLIA 12 WOODCROFT RD SUMMIT, N J 07901	12 WOODCROFT ROAD	
1203	22		2	SHIELDS, JEFFREY & SOFIA 7 WOODCROFT RD SUMMIT, N J 07901	7 WOODCROFT RD	
1203	23		2	MUSALLAM, RAMZI 108 WOODLAND AVENUE SUMMIT, NJ 07901	108 WOODLAND AVENUE	
1203	26		2	GLEDHILL, BRIAN E. & ELISE K. TEEN 104 WOODLAND AVENUE SUMMIT, N. J 07901	104 WOODLAND AVE	
1203	27		2	BLUE HIBISCUS LLC 100 WOODLAND AVE SUMMIT, NJ 07901	100 WOODLAND AVE	
1203	28		2	NASEEF, GEORGE S III 90 WOODLAND AVENUE SUMMIT NJ 07901	90 WOODLAND AVE	
1203	33		2	GUPTA, RAJIV & LOPA 19 SHERMAN AVE SUMMIT, N J 07901	19 SHERMAN AVE	
1203	34		2	ALVAREZ, JOSE C. & BALSON, JENNIFER E 21 SHERMAN AVE SUMMIT, N J 07901	21 SHERMAN AVE	
1203	35		2	O'MALLEY, JOSEPH 15 LAKE SHORT DRIVE NEWTON, NJ 07860	23 SHERMAN AVE	
1203	37		2	JING, BO & PRITHIPAL, ASHWIN 22 SHERMAN AVENUE SUMMIT, NJ 07901	22 SHERMAN AVENUE	
1203	38		2	GALE, MICHAEL J & KARIN P 13 LORRAINE PL SUMMIT, NJ 07901	13 LORRAINE PL	
1204	10		2	TIMONEY, JOHN P & SONIA O. 20 SHERMAN AVE SUMMIT, N J 07901	20 SHERMAN AVE	



The City of Summit
New Jersey

Public Utility Registration List

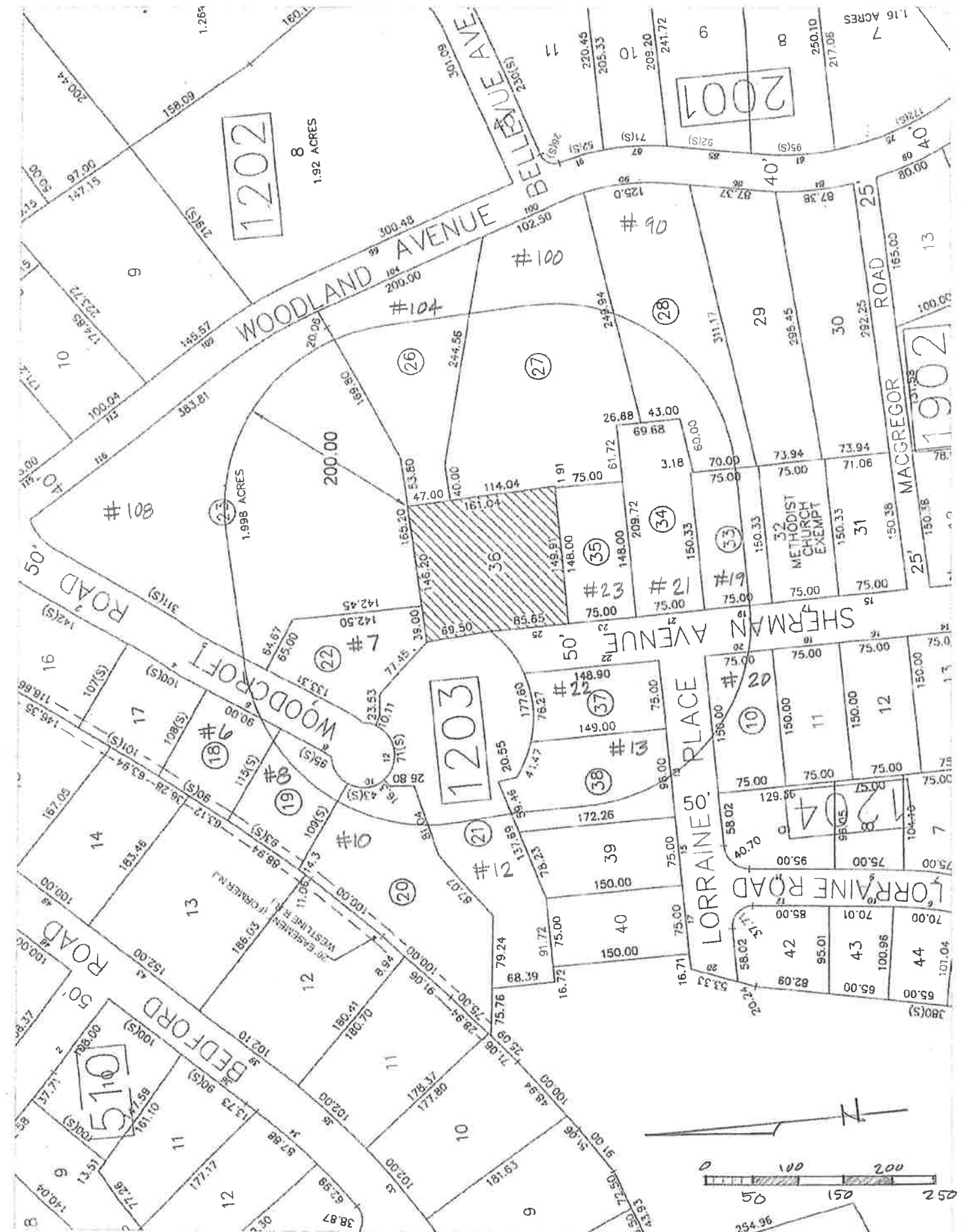
Request for Notice of Hearings

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



1202

1203

2001

1902

015

25 SHERMAN AVE.

ZONE R-10

2022-06-22

RESOLUTION

APPLICATION OF PETER AND JO ANN DOLLE FOR PROPERTY
LOCATED AT 25 SHERMAN AVENUE, SUMMIT, NEW JERSEY, BLOCK 1203,
LOT 36, IN THE R-10 ZONE.

This matter was heard by the Board of Adjustment of the City of Summit on October 4, 1993, and decided in Executive Session that same evening. The following Resolution of Memorialization is being rendered this 1st day of November, 1993.

FINDING OF FACT:

1. The Applicants are the owners of 25 Sherman Avenue, Summit, New Jersey.

2. The Applicants propose to build an addition of a two car front facing attached garage together with a new covered connector, terraces and trellis walkways.

3. The proposal violates DRO 5.1-5 in that the garage doors will be facing the street.

4. The proposed side yard is 13.4% whereas 25% is required.

should be 33%

5. The proposed height is 18 feet whereas 15 feet is the maximum permitted.

wrong. attached garage height may be 35 feet. Same as principal structure

6. There were no questions nor comments from the audience.

CONCLUSIONS OF LAW:

After hearing the testimony of the Applicant and the evidence submitted, the Board finds that the relief sought may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan of the City of Summit.

THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Summit that the application of Peter and Jo Ann Dolle for the relief sought is hereby granted.

VOTE ON ROLL CALL:

In Favor:

Vice Chairman Pechter,
Mr. Spohn, Mr. Fiore,
Mr. Franklin, Mrs. Weber.

Opposed:

Chairman Schult



PETER H. SCHULT, CHAIRMAN



PERCY A. JARVIS, JR. ESQ.
Secretary

Dated: *Nov 1, 1993*

AMENDED*
RESOLUTION

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Mr. Franklin, Mrs. Weber.

Opposed:

Chairman Schult



PETER H. SCHULT, CHAIRMAN


PERCY A. JARVIS, JR. ESQ.
Secretary

Dated: *Nov 1, 1993*

* Original paragraph #5 deleted and replaced with new paragraph #5 as follows:

5. The ~~total~~ side yard required is 10 feet whereas the side yard, as a result of the proposal, is 6.58 feet.


PERCY A. JARVIS, JR. ESQ.
Attorney and Secretary
Board of Adjustment

Dated: November 22, 1993



JANET B. SIEGEL
ARCHITECTURE

Board of Adjustment
City of Summit
512 Springfield Avenue
Summit, NJ 07901

RE: Don and Vicky DeMuth variance application
25 Sherman Avenue

To the Board of Adjustment:

My clients Don and Vicky DeMuth would like to expand the loft space above the existing attached 2-car garage. The proposed south-facing shed dormer will mirror the north-facing shed dormer along the property line.

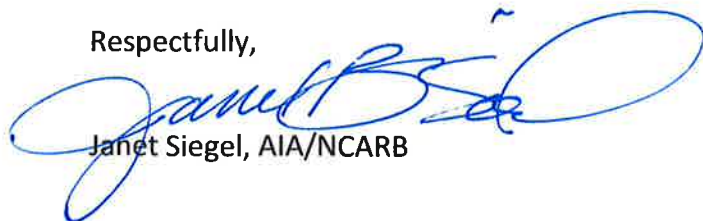
The applicant is asking for relief for a non-conforming structure which was granted a variance in 1993. New variances are needed to expand upon that approval, even though the actual construction will meet the side, rear and front yard setback requirements.

We are asking the board to consider granting these variances for the following reasons:

1. The proposed dormer faces the rear yard and will not have any impact on neighbors.
2. The proposed dormer meets the required side, rear and front yard setbacks.
3. The ridge height of the garage structure will remain the same.
4. The proposed shed dormer will complement the existing second floor dormers on the main house.
5. There will be no increase in Building Coverage, Lot Coverage or FAR.

Based on the points listed above, we feel that the applicant is demonstrating, in good faith, that the proposed design is reasonable in scope/ scale, in good standing with the other neighboring properties, and will not impede the intent and purpose of the Summit zone plan and zoning ordinances, if granted.

Respectfully,



Janet Siegel, AIA/NCARB



APPENDIX E-2
ZONING BOARD APPLICATION CHECKLIST
 City of Summit, Union County, NJ



Name of applicant Don and Vicky DeMuth Date _____

Address of property 25 Sherman Avenue, Summit NJ Block 1203 Lot 36

Approval requested: Appeal zoning officer decision Interpret Ordinance or Map
 Bulk variance Use variance

NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.
NOTE: You must collate many of the items on this checklist into separate packages – please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

	Applicant	City
1. Original and 12 copies of application form	<u>X</u>	_____
2. Original and 12 copies of narrative description of project	<u>X</u>	_____
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	<u>X</u>	_____
4. Original and 12 copies of proposed structure, including interiors	<u>X</u>	_____
5. Grading plan	<u>NA</u>	_____
6. Thirteen copies of the zoning officer's decision (If applicable)	<u>NA</u>	_____
7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items:		
a. <u>street numbers</u>		
b. <u>date and graphic scale</u>		
c. <u>north arrow</u>		
d. <u>Zone district</u>		
e. <u>uses of each property within 200 ft.</u>	<u>X</u>	_____
8. Original and 12 copies of the certified list of owners of property within 200 feet.	<u>X</u>	_____
9. Original copy of evidence of paid property taxes	<u>X</u>	_____
10. Original copy of the proposed notice to owners within 200'	<u>X</u>	_____
11. Original copy of the proposed advertisement	<u>X</u>	_____
12. Subdivision submittal (If applicable)	<u>NA</u>	_____
13. Site plan submittal (If applicable)	<u>NA</u>	_____
14. Original copy of this completed checklist	<u>X</u>	_____
15. Application fee and escrow deposit	<u>X</u>	_____
16. Electronic copies of all submissions shall be submitted by CD, USB drive or other means acceptable to the Summit Department of Community Services staff.	<u>X</u>	_____

Applicant - Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____.

 Administrative Office

NOTICE OF HEARING

DATE: _____

TO _____

YOU ARE HEREBY NOTIFIED, as provided in the Municipal Land Use Law, that the Zoning Board Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 20__ at 7:30 p.m. in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 25 Sherman Avenue, Summit NJ

The conditions affecting this property and the reasons for the application being heard are as follows: Applicant requests relief for a non-conforming structure which was granted a variance in 1993. Applicant wishes to expand the loft space above the existing attached 2-car garage.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected any workday between the hours of 8:30 a.m. and 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.



Applicant's signature

Don DeMuth

Applicant's printed name

NOTICE OF HEARING FOR PUBLICATION

The Union County Local Source
1291 Stuyvesant Avenue
Union, NJ 07083

Tel: 908-686-7700

TAKE NOTICE THAT the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 20____ at 7:30 p.m. in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as _____
25 Sherman Avenue, Summit NJ _____, Block 1203, Lot 36.

The conditions affecting this property and the reason for the application being heard are as follows: Applicant requests relief for a non-conforming structure that was granted a variance in 1993. Applicant wishes to expand the loft space above the existing 2-car garage.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected on any workday during business hours, 8:30 a.m. to 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Don DeMuth

Applicant's printed name

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall 512 Springfield Avenue Summit NJ 07901

Patricia R. Dougherty
Collector of Taxes

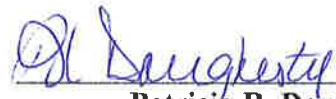
Telephone (908) 273-6403
Fax (908) 608-1214

ADDRESS: 25 Sherman Avenue, Summit NJ DATE: 6-7-2022

OWNER(S): Don and Vicki DeMuth

BLOCK: 1203 LOT(S): 36

PURSUANT TO THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET. SEQ. PERTAINING TO THE ZONING BOARD OF ADJUSTMENT AND/OR PLANNING BOARD APPLICATIONS. I, HEREBY CERTIFY THAT THE TAXES OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS, OR BOTH, ARE NOT DUE OR DELINQUENT ON THE ABOVE PARCEL(S), AND HAVE BEEN PAID TO DATE ACCORDING TO LAW.



Patricia R. Dougherty
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____