

RECEIVED

DEC 08 2022

2B-22-2174



By \_\_\_\_\_  
Approved \_\_\_\_\_



**CITY OF SUMMIT - Department of Community Services (DCS)  
Application for Development - Worksheet**

- ORIGINAL FILING
- RESUBMITTAL OF "INCOMPLETE"
- MODIFICATION OF PRIOR APPROVAL
- AMENDED PLAN(S)

Address: 47 Parkview Terrace

Block(s) 4704 Lot(s) 15 Zone(s) R-6

How the property is used (one-family, offices, etc.) one-family

Property Owner Desmond & Vivienne Randall & Lauren Davis Phone 908.739.2291 (Desmond cell)

Email: desrandall46@gmail.com / ldavis2102@gmail.com 917-601-4642 (Lauren Davis cell) Daughter has Power of Attorney

Owner Address: 10 Highland Avenue, Summit

Applicant: Desmond and Vivienne Randall & Lauren Davis Phone: 908.739.2291 (Desmond cell)

Email: desrandall46@gmail.com / ldavis2102@gmail.com 917-601-4642 (Lauren Davis cell) Daughter has Power of Attorney

FILL IN ITEMS 1 THROUGH 5 - MARK EACH BOX  OR CIRCLE  AS APPROPRIATE FOR YOUR APPLICATION.

1 TYPE PROPERTY:  RESIDENTIAL  OTHER

2 Type application:

- Appeal
- Interpretation
- C - Bulk variance
- D - Use variance
- Conditional use
- D - Floor area ratio (FAR)
- Minor subdivision
- Major subdivision
- Site plan
- Other \_\_\_\_\_

CONCEPT PLAN  PRELIMINARY  FINAL

3 Number of lots : 1 Existing  1 Proposed  4 Number of dwelling units 1 Existing  1 Proposed

5 Building area 1,482 SF Existing  132 SF Proposed new \*   
1,614 SF Total site building area

\*-NEW INCLUDES ADDITIONS AND EXPANDED AREAS AS WELL AS NEW STRUCTURES, BUT DOES NOT INCLUDE AREAS ALTERED WITHIN THE EXISTING BUILDING FOOTPRINT

6 Comments : \_\_\_\_\_

7 Signature \_\_\_\_\_ Date \_\_\_\_\_



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



Name of applicant Desmond and Vivienne Randall and Lauren Davis Lauren (daughter has Power of Attorney) Date December 8, 2022

Address of property 47 Parkview Terrace Block 4704 Lot 15

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.

	<b>Applicant</b>	<b>City</b>
1. Original and 12 copies of application form	<u>✓</u>	_____
2. Original and 12 copies of narrative description of project	<u>✓</u>	_____
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	<u>✓</u>	_____
4. Original and 12 copies of proposed structure, including interiors	<u>✓</u>	_____
5. Grading plan	<u>N/A</u>	_____
6. Thirteen copies of the zoning officer's decision (If applicable)	<u>N/A</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>✓</u>	_____
8. Original and 12 copies of the certified list of owners of property within 200 feet.	<u>✓</u>	_____
9. Original copy of evidence of paid property taxes	<u>✓</u>	_____
10. Original copy of the proposed notice to owners within 200'	<u>✓</u>	_____
11. Original copy of the proposed advertisement	<u>✓</u>	_____
12. Subdivision submittal (If applicable)	<u>N/A</u>	_____
13. Site plan submittal (If applicable)	<u>✓</u>	_____
14. Original copy of this completed checklist	<u>✓</u>	_____
15. Application fee and escrow deposit	<u>✓</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>✓</u>	_____

*Applicant - Please do not write below this line*

On \_\_\_\_\_, this submittal was deemed complete \_\_\_\_\_ incomplete \_\_\_\_\_.

\_\_\_\_\_  
 Administrative Office

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

Summit, N. J. \_\_\_\_\_ December 8 \_\_\_\_\_, 20 22 \_\_\_\_\_

In the matter of the petition of 47 Parkview Terrace \_\_\_\_\_ for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Desmond and Vivienne Randall and Lauren Davis (Daughter has Power of Attorney)  
residing at 10 Highland Avenue, Summit \_\_\_\_\_ says:

I Petitioner is the Owner \_\_\_\_\_ of property located at 47 Parkview Terrace \_\_\_\_\_

Block 4704 \_\_\_\_\_, Lot(s) 15 \_\_\_\_\_ on the Tax Map located in the \_\_\_\_\_ R-6 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:

Proposed garage and portico additions and playset relocation require  
Variances for: Front and Rear Yard Setback, (Principal Building),  
Building Coverage, and Accessory Structure Side and Rear Yard Setback,  
and any other Variances determined by the Summit Zoning Officer.

2b.) The proposed use described above requires the following variance(s):  
Variances required are for Maximum Building Coverage, Required Rear  
Yard Setback, Required Front Yard Setback (Principal Building), and  
Accessory Structure Side and Rear Yard Setback, and any other Variances  
determined by the Summit Zoning Officer.

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

Area of Plot 6,729.6 square feet

Area of existing structures which will remain 1,482 square feet

Total area of plot to be occupied by structures 1,614 square feet

Percentage of lot to be occupied by structures 24.0 percent

Proposed set-back, front line 17.5 feet;

Proposed sidelines (specify if corner 7.9 / 77.5 feet;

Proposed rear yard 5.4 feet.

Year house built 1936.

Other pertinent characteristics \_\_\_\_\_  
\_\_\_\_\_

4. There has been no previous petition for relief involving these premises except: \_\_\_\_\_  
None to our knowledge.

5. The reasons which support petitioner's claim of the right to relief are as follows: \_\_\_\_\_  
See Attached Narrative.

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.

**Desmond and Vivienne Randall**

Petitioner and Lauren Davis  
Daughter has Power of Attorney

Petitioner's Phone Number **908.739.2291** Desmond cell  
917-601-4642 Lauren cell

Petitioner's Email **desrandall46@gmail.com**  
**ldavis2102@gmail.com** (daughter)

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

**N/A**

State of New Jersey  
County of Union

**Desmond and Vivienne Randall**, being duly sworn, says that s/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.

**Desmond and Vivienne Randall** #  
Petitioner's printed name *Lauren Davis*

*Lauren Davis*  
Petitioner's signature

Sworn and subscribed before me this

8 day of Dec., 2022  
*Cheryl A. Micewicz*  
Notary Public

Check here if additional pages are attached



December 7, 2022

Randall Residence  
47 Parkview Terrace  
Summit, New Jersey 07901

**Project Narrative**  
**Reasons in Support of the Variances**

**Scope of the Project**

The Randall Residence is an existing two-story colonial-style house that was built in 1936. The house is located in the R-6 Zone and the Lot Area is **6,730** square feet. The project consists of an addition to widen the existing attached one-car garage, a new portico built atop the existing entry stoop, and a relocation of an existing playset in the rear yard.

**Variances**

The project will require Variances for Front Yard Setback, Rear Yard Setback, Building Coverage, Accessory Structure Rear Yard Setback, and Accessory Structure Side Yard Setback.

**Front Yard Setback (Principal Building)**

Existing	20.7 ft.	
Proposed	19.8 ft.	
Minimum	25 ft.	Variance: 5.2 ft.

**Front Yard Setback (Portico)**

Existing	N/A	
Proposed	17.5 ft.	
Minimum	19 ft (6' into required front yard)	Variance: 2.5 ft.

**Rear Yard Setback**

Existing	7.9 ft.	
Proposed	5.4 ft.	
Minimum	30 ft.	Variance: 24.6 ft.

**Building Coverage**

Existing	22%	1,482 sq. ft.	
Proposed	24%	1,614 sq. ft.	
Allowable	20%	1,346 sq. ft.	Variance: 268 sq. ft.

### Accessory Structure Rear Yard Setback

Existing	0 ft. (currently encroaches over property line)	
Proposed	3.3 ft.	
Minimum	15 ft.	Variance: 11.7 ft.

### Accessory Structure Side Yard Setback

Existing	5 ft.	
Proposed	3 ft.	
Minimum	15 ft.	Variance: 12 ft.

### **Front and Rear Yard Setbacks**

The proposed garage addition and proposed entry portico require Variances for front yard setback and rear yard setback. Because the existing lot is awkwardly shaped, the entire existing attached garage (and much of the existing house) is encroaching into the required front and rear yards. Any addition to the garage or the house would require variances for front and rear yard setback, and the Owners are currently unable to park a standard-sized vehicle in the existing narrow garage.

### **Building Coverage**

The proposed garage addition requires a Variance for maximum allowable building coverage. Like the front and rear yard setback Variances, the existing shape of the lot creates a hardship for additional building coverage. Although the size of the lot permits a maximum building coverage of 1,346 sq. ft., the required setbacks create a buildable zone that is only 662 sq. ft. Also, the existing building coverage is already greater than the maximum allowable, so any addition would create a Variance.

### **Accessory Structure Rear and Side Yard Setbacks**

An existing playset in the rear yard (already in place when the Owners purchased the home) currently encroaches into the required rear and side yards for accessory structures. On the rear side, it is currently over the property line. We propose to move the playset fully onto the Owner's property, but due to the rear yard space available behind the existing house and deck, the new location of the playset would still require Variances for accessory structure rear and side yard setbacks.

### **Positive Criteria**

The expanded garage will allow the Owners to park one of their vehicles in the garage, so there will be one less vehicle parked in the driveway and/or on the street at any given time.

The minor increase in building coverage will be offset by creating a practical (functional) garage.

The proposed exterior building materials and rooflines of the additions will blend with the mass, scale, and architectural style of this home. The appearance of the house will be enhanced with the proposed additions.

All other bulk standards comply.

**Satisfaction of the Negative Criteria**

The Variances for the proposed addition can be granted (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance.

The proposed design of the addition has no adverse affect on the adjoining properties, the neighborhood or the City of Summit. There is no change to the Use of the property, and no damage to the character of the neighborhood as to constitute “substantial detriment to the public good”.

There is no detriment to the neighborhood character, utility, or value. The granting of these Variances causes no impairment of the Zone Plan and the Ordinance. The proposed addition does not significantly change the perception of the overall size of the house, or of the density of the neighborhood. The addition will not cause any undesirable noise, light, glare, or odors, or any other burdens on the adjoining neighbors or on the neighborhood.

Rosen Kelly Conway | 16 Maple Street | Summit | New Jersey



DEPT. OF COMMUNITY SERVICES  
SUMMIT, NJ 07901

RECEIVED

OCT 03 2022

By \_\_\_\_\_  
Appr'd By \_\_\_\_\_

The City of Summit  
New Jersey

Date: 10/31/22

PLEASE PRINT

FEE: \$11.00<sup>1</sup>

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

Property address: 47 PARKVIEW TERRACE SUMMIT

Block 4704 and Lot(s) 15

Owner: D & V RANDALL Address: 47 PARKVIEW TERRACE SUMMIT

Applicant: Desmond Randall Telephone: 908 739 2291

Email Address: desrandall46@gmail.com

Block	Lot(s)
4704	2-8, 11-14
	16-19
4705	3, 4
4706	7-14, 36-39

Block	Lot(s)

Block	Lot(s)

Notes: \_\_\_\_\_

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

*David Shepard* 10-6-22

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

#1697

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

OWNER & ADDRESS REPORT

SUMMIT

4704-15 - DESMOND & VIVIENNE RANDALL  
 DESMOND RANDALL

10/06/22 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4706	9		2	NOTWELL, NATHAN & GORDON, REBECCA 46 PARKVIEW TERR SUMMIT, NJ 07901	46 PARKVIEW TERR	
4706	10		2	MENDENHALL, LARA 42 PARKVIEW TERRACE SUMMIT, N. J. 07901	42 PARKVIEW TERR	
4706	11		2	PRINGLE, MEREDITH THORPE 40 PARKVIEW TERR SUMMIT, NJ 07901	40 PARKVIEW TERR	
4706	12		2	HEPLER TRACEY & REINHARDT, CHRISTINE 38 PARKVIEW TERR SUMMIT, NJ 07901	38 PARKVIEW TERR	
4706	13		2	RAIHOFFER, KAREN 34 PARKVIEW TERR SUMMIT, N J 07901	34 PARKVIEW TERR	
4706	14		2	GILBERT, JEFFREY G & COLLYN B 32 PARKVIEW TERR SUMMIT, N J 07901	32 PARKVIEW TERR	
4706	36		2	REISMAN, CHRISTINE Z. 191 MOUNTAIN AVE SUMMIT, N J 07901	191 MOUNTAIN AVE	
4706	37		2	KOSHATKA, LARISSA E & RAMIREZ, N G 193 MOUNTAIN AVE SUMMIT, NJ 07901	193 MOUNTAIN AVE	
4706	38		2	ESPOSITO, CLAUDE 199 MOUNTAIN AVE SUMMIT, NJ 07901	199 MOUNTAIN AVE	
4706	39		2	JENKINS, JOCELYN RUTH 201 MOUNTAIN AVE SUMMIT, N J 07901	201 MOUNTAIN AVE	



## **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 J.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.**

- **NJ American Water Company, Inc.  
Donna Short  
GIS Supervisor  
1025 Laurel Oak Road  
Vorhees, NJ 08043**
- **PSE&G  
Manager, Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102**

**THE CITY OF SUMMIT**  
**N E W J E R S E Y**

City Hall 512 Springfield Avenue Summit, N.J. 07901

Patricia R. Dougherty  
Collector of Taxes

Telephone: (908) 273-6103  
Fax: (908) 608-1214

**ADDRESS:** 47 Parkview Terrace **DATE:** October 19, 2022  
**OWNER(S):** Desmond and Vivienne Randall  
\_\_\_\_\_  
\_\_\_\_\_  
**BLOCK:** 4704 **LOT(S):** 15

**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*  
**Patricia R. Dougherty**  
Collector of Taxes

**For Office Use Only:**

**Department of Community Services**

**Date filed:** \_\_\_\_\_

**File ZB/PB#** \_\_\_\_\_

**Received by:** \_\_\_\_\_

## 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 \_\_\_\_\_, 2023 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 47 Parkview Terrace

The conditions affecting this property and the reasons for the application being heard are as follows: Proposed garage and portico additions and playset relocation require Variances for Front and Rear Yard Setback (Principal Building), Building Coverage, and Accessory Structure Side and Rear Yard Setback.

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

Desmond and Vivienne Randall & Lauren Davis  
Applicant's printed name

\*City correspondence is subject to OPRA (Open Public Records Act).\*

**Please consider the environment before printing this e-mail.**

**From:** Nicholas Giuliano <[NGiuliano@rkcad.com](mailto:NGiuliano@rkcad.com)>  
**Sent:** Monday, November 7, 2022 11:08 AM  
**To:** Anderson, Christa <[CAnderson@cityofsummit.org](mailto:CAnderson@cityofsummit.org)>  
**Cc:** Sam Koutsouris <[SKOUTSOURIS@CITYOFSUMMIT.ORG](mailto:SKOUTSOURIS@CITYOFSUMMIT.ORG)>  
**Subject:** RE: Variance application - grading plan question

**CAUTION:** This email has originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Christa. For the garage, the extension towards the front would be very small – probably 2' or so. It would still be behind the main front facade of the house, so I think we'll still have enough space in the driveway for a legal parking spot that doesn't encroach past the front property line.

I'll await Sam's response on the grading plan.

Nicholas Giuliano AIA  
Senior Project Manager

**ROSEN KELLY CONWAY**  
**ARCHITECTURE & DESIGN**

18 Maple Street, Summit New Jersey 07901-1004 ☎ 908 659 6595  
[www.rkcad.com](http://www.rkcad.com)

**From:** Anderson, Christa <[CAnderson@cityofsummit.org](mailto:CAnderson@cityofsummit.org)>  
**Sent:** Monday, November 7, 2022 10:59 AM  
**To:** Nicholas Giuliano <[NGiuliano@rkcad.com](mailto:NGiuliano@rkcad.com)>  
**Cc:** Sam Koutsouris <[SKOUTSOURIS@CITYOFSUMMIT.ORG](mailto:SKOUTSOURIS@CITYOFSUMMIT.ORG)>  
**Subject:** FW: Variance application - grading plan question

Hello, Nick,

Yes, that survey looks familiar. I have copied Sam Koutsouris, Assistant City Engineer, on this message as he will be the person to waive the grading permit requirement if he deems it appropriate. That said, I think that extending the garage forward may be the biggest issue for the Zoning Board because no vehicles should be parked over the front property line into the right-of-way.

Warmest regards,

Christa Anderson  
Zoning Officer

City of Summit ~ Department of Community Services (DCS)  
512 Springfield Avenue, 2<sup>nd</sup> Floor  
Summit, NJ 07901  
P: (908) 273-6407  
F: (908) 608-1214  
E: [canderson@cityofsummit.org](mailto:canderson@cityofsummit.org)

Check the status of your permit/application online at <http://sdl.town/sdlSummit>  
Report concerns directly online at <https://www.cityofsummit.org/139/Report-a-Concern>

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**From:** Nicholas Giuliano <[NGiuliano@rkcad.com](mailto:NGiuliano@rkcad.com)>  
**Sent:** Monday, November 7, 2022 10:19 AM  
**To:** Anderson, Christa <[CAnderson@cityofsummit.org](mailto:CAnderson@cityofsummit.org)>  
**Subject:** Variance application - grading plan question

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Hi Christa,

I am working on a project at [47 Parkview Terrace](#) for Desmond and Vivienne Randall. I believe you've visited this property already to discuss with the homeowners the scope of work and required variances. For reference, I've attached their survey.

The Randall's would like to widen their existing attached garage and lengthen it slightly towards the front of the property. The garage addition would require variances for **front yard setback**, **rear yard setback** (because the lot is triangular-shaped, the side yard setback becomes irrelevant on the right side of the property), and **building coverage** (existing building coverage is already nonconforming by 2.4% and we are increasing it by another 2%). Existing lot coverage is conforming and proposed lot coverage would also be conforming.

**From:** Sam Koutsouris  
**To:** Nicholas Giuliano; Anderson, Christa  
**Subject:** RE: Variance application - grading plan question  
**Date:** Monday, November 7, 2022 12:37:55 PM

---

Very good.

Good luck.

Regards,

Sam Koutsouris, P.E.  
Assistant City Engineer

City of Summit ~ Department of Community Services (DCS)  
512 Springfield Avenue, 2<sup>nd</sup> Floor  
Summit, NJ 07901  
P: (908) 273-6404  
F: (908) 608-1214  
E: [skoutsouris@cityofsummit.org](mailto:skoutsouris@cityofsummit.org)

Check the status of your permit/application online at <http://sdl.town/sdlSummit>  
Report concerns directly online at <https://www.cityofsummit.org/139/Report-a-Concern>

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**From:** Nicholas Giuliano <[NGiuliano@rkcad.com](mailto:NGiuliano@rkcad.com)>  
**Sent:** Monday, November 7, 2022 12:34 PM  
**To:** Sam Koutsouris <[SKOUTSOURIS@CITYOFSUMMIT.ORG](mailto:SKOUTSOURIS@CITYOFSUMMIT.ORG)>; Anderson, Christa <[CAAnderson@cityofsummit.org](mailto:CAAnderson@cityofsummit.org)>  
**Subject:** RE: Variance application - grading plan question

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Thanks Sam, That's correct; the existing gabled roof line would be extended to the side, so the front downspout will discharge onto the driveway. The existing driveway size and curbing will remain as-is.

On our plans, we will clearly note the square footage of the addition, with the assumption that a portion of the lot bordering the addition will be disturbed to dig for the addition foundation, but that it shall be limited to less than 600 square feet.

Nicholas Giuliano AIA  
Senior Project Manager

---

## ROSEN KELLY CONWAY ARCHITECTURE & DESIGN

15 Maple Street | Summit New Jersey 07901 | 908 273 8565  
[www.rkcad.com](http://www.rkcad.com)

**From:** Sam Koutsouris <[SKOUTSOURIS@CITYOFSUMMIT.ORG](mailto:SKOUTSOURIS@CITYOFSUMMIT.ORG)>  
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**Subject:** RE: Variance application - grading plan question

Hi Nick – Given the scope of work and increase in impervious cover of less than 300 square feet, this project would be exempt from the requirements for a Grading Permit. I presume the expanded garage will maintain the same roof line as the existing; in which case, the roof leader downspouts from the front half of the expanded garage should discharge into the driveway just as the existing downspout does. The driveway shall remain curbed. Construction access must be provided via the driveway. Temporary disturbance of vegetated and grassed areas associated with construction counts toward overall land disturbance per Chapter 35 of the City's Ordinances. Any disturbance beyond the 600 square foot threshold will trigger the need for a Grading Plan.

Regards,

Sam Koutsouris, P.E.  
Assistant City Engineer

City of Summit ~ Department of Community Services (DCS)  
512 Springfield Avenue, 2<sup>nd</sup> Floor  
Summit, NJ 07901  
P: (908) 273-6404  
F: (908) 608-1214  
E: [skoutsouris@cityofsummit.org](mailto:skoutsouris@cityofsummit.org)

Check the status of your permit/application online at <http://sdl.town/sdlSummit>  
Report concerns directly online at <https://www.cityofsummit.org/139/Report-a-Concern>

Because the increase in building coverage is only 160 square feet (well below the 600 square feet threshold of land disturbance), we've assumed that we do not need a civil engineer's grading plan for the variance application or building permit. Can you confirm that this is correct?

Thanks,  
Nick

Nicholas Giuliano *AA*  
Senior Project Manager

---

ROSEN KELLY CONWAY  
ARCHITECTURE & DESIGN

16 Maple Street, Summit New Jersey 07901 908 273 6565  
[www.rkcd.com](http://www.rkcd.com)



**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\_23\_ 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 47 Parkview Terrace, Block 4704, Lot 15.

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Structure Side and Rear Yard Setback.

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Desmond and Vivienne Randall & Lauren Davis  
Applicant's printed name (daughter has Power of Attorney)