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, 2nd Floor
Summit, NJ 07901
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F: (908) 608-1214
E: skoutsouris@cityofsummit.org
-
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From: Nicholas Giuliano <NGiuliano@rkcad.com>
Sent: Monday, November 7, 2022 12:34 PM
To: Sam Koutsouris <SKOUTSOURIS@CITYOFSUMMIT.ORG>; Anderson, Christa <CAnderson@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
16 Maple Street | Summit New Jersey 07901 | 908.273.6565
www.rkcad.com

From: Sam Koutsouris <SKOUTSOURIS@CITYOFSUMMIT.ORG>
Sent: Monday, November 7, 2022 11:19 AM
To: Nicholas Giuliano <NGiuliano@rkcad.com>; Anderson, Christa <CAnderson@cityofsummit.org>
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

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

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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

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From: Anderson, Christa <CAnderson@cityofsummit.org>
Sent: Monday, November 7, 2022 10:59 AM
To: Nicholas Giuliano <NGiuliano@rkcad.com>
Cc: Sam Koutsouris <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

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From: Nicholas Giuliano <NGiuliano@rkcad.com>
Sent: Monday, November 7, 2022 10:19 AM
To: Anderson, Christa <CAnderson@cityofsummit.org>
Subject: 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.

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.

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 AIA
Senior Project Manager

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