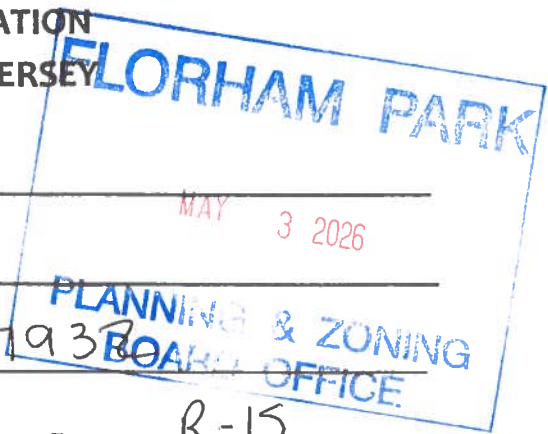


ZONING BOARD OF ADJUSTMENT
"C" VARIANCE APPLICATION
FLORHAM PARK, NEW JERSEY



Application #: BOA26-10 Date Filed: _____

Applicant Name: Monica & Daniel Bucher

Property Address: 12 Shetland road 07938

Block: 904 Lot: 22 Zone: R-15

Type of Variance (please check one): C-1 C-2 _____

Please Note:

- All originals of the application and appropriate forms and copies must be given to the Board Secretary in order to determine the completeness of the application. The application and hearing date shall be assigned by the Board Secretary and no publication of service will be made until all required information has been furnished to the Secretary. **Important:** Application packages must be fully collated and assembled prior to submission.
- Certified Proof of Publication and Proof of Service must be supplied to the Board Secretary prior to the hearing date.
- Building and total Improved lot coverage: If an increase in building or total improved lot coverage is applied for, the applicant must have a New Jersey licensed land surveyor certify the percentage of increase of coverage on the plot plan and supply it to the Board Secretary when filing the application. **Important:** Please note that overhangs are considered part of building coverage and measurements must be taken from edge of the overhang.

Application Requirements:

The following are items that are required to be submitted to the Board Secretary at the time of the application filing in order for the application to be deemed complete and scheduled for a Public Hearing.

- ✓ **11 copies of the following:**
 1. Completed application that includes a building plan with proposed conditions. A zoning table must be on the plans. All overhangs must be clearly depicted and included in the building coverage.
 2. Form A – Refusal of Building Permit
 3. Form B – Permission for Board Members to Enter the Property

- ✓ **1 copy of each of the following:**
 4. Form C – Certification that Taxes on subject property are paid
 5. List of property owners within 200 feet
 6. Official Tax Map of the Subject Property
 7. Proof of Publication/Proof of Service (after submission)
 8. Sealed survey depicting current condition of property
 9. Optional - Pictures of current conditions of property

- ✓ **Application Fee and Initial Escrow Deposit:**
 - Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit
 - Non-Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit

Applicant(s) Name Monica + Daniel Bucher Phone No: [REDACTED]

Location/Address: 12 Shetland rd

Email Address: [REDACTED]

If other than property owner:

Applicant(s) Name.: _____ Phone No: _____

Address: _____

Property Information:

The premises are situated on the north, south, east, west (please circle one) side of shetland road

_____ and is approximately 12 feet from the intersection of

Lauri Drive. The premises are located in the R-15 Zone on

Block 904 Lot 22. The property has the following

structures: 1 story frame residence

Principle structure on the premise is 1 story(ies) and is of frame (type of construction)

Brief description of work to be done:

Replacement of fence.

CHAPTER 250-9

ZONING REQUIREMENTS

EXISTING CONDITIONS

PROPOSED CONDITIONS

FRONT YARD SETBACK _____

FRONT YARD SETBACK _____

FRONT YARD SETBACK _____

SIDE YARD SETBACK _____

SIDE YARD SETBACK _____

SIDE YARD SETBACK _____

REAR YARD SETBACK _____

REAR YARD SETBACK _____

REAR YARD SETBACK _____

BUILDING HEIGHT _____

BUILDING HEIGHT _____

BUILDING HEIGHT _____

BUILDING COVERAGE %* _____

BUILDING COVERAGE %* _____

BUILDING COVERAGE %* _____

IMPROVED LOT COVERAGE %* _____

IMPROVED LOT COVERAGE %* _____

IMPROVED LOT COVERAGE %* _____

*TOTAL (Building coverage must include overhangs)

“FORM A”

**Borough of Florham Park
Zoning Board of Adjustment**

REFUSAL OF A BUILDING PERMIT

(This form must be completed by the Florham Park Zoning Officer)

To: Daniel and Monica Bucher Date: April 30, 2026

Your application for a building permit to construct a 6' solid fence, partially in the front yard.

On the property located at 12 Shetland Road

Known as Block 904, Lot 22 on the Tax

Map of the Borough of Florham Park is hereby denied for non-compliance with the provisions of Section (s) 250-19 B. of the Municipal Zoning Ordinance for the following reason(s):

The proposed fence in the front yard is 6' solid where only 4' and 50% open is permitted by code.

Signed: 
Kayla Kaplan, Zoning Officer

Information regarding procedures for an appeal of this decision can be obtained from the Board Secretary or Construction Office.

**BOROUGH OF FLORHAM PARK
ZONING BOARD OF ADJUSTMENT**

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

Monica Bucher, hereby give permission to the members of the

Zoning Board of Adjustment of the Borough of Florham Park and its authorized

representatives and experts to enter onto the premises of the subject property located at:

12 Shetland road

(address of subject property)

for the purpose of evaluation of the variance application that is presently pending

before the Board of Adjustment.

Monica Bucher

Signature of Applicant

Signature of Owner

(if other than applicant)

BOROUGH OF FLORHAM PARK
ZONING BOARD OF ADJUSTMENT

Submit to: Tax Collector
Fee: \$10.00

TAX CERTIFICATION:

BLOCK(S) 904
LOT(S) 22
ADDRESS: 12 Shetland road 07932
PROPERTY OWNER: Monica & Daniel Bucher

The Tax Collector of the Borough of Florham Park hereby certifies that all taxes and assessments have been paid and that no taxes are due or delinquent as to the premises which are the subject of this application as of the date indicated below.

~~Yolanda D. [Signature]~~ (Corelogic will pay)
Tax Collector or Authorized Signature

5/1/26
Certification Date

Daniel and Monica Bucher
12 Shetland Road
Florham Park NJ, 07932
Block 904 | Lot 22

Reference: Florham Park Zoning Board Adjustment

We are the owners of 12 Shetland Road. We have filed an application with Florham Park Zoning Board for a C-1 variance. We are seeking a variance to replace our existing fence. The replacement fence will be a 6' privacy fence.

The variance relief that is sought is from Section 250-19B, of the Zoning Ordinance.

This notice is sent to you as an owner of property within 200 feet of this property. A public hearing has been scheduled before the Florham Park Zoning Board for 6:30 p.m. on Wednesday, May 20, 2026. The meeting will be held at Borough Hall, 111 Ridgedale Ave, Florham Park. Any member of the public who wishes to attend the meeting may do so.

Information and documents for this application have been provided to the Board of Secretary. Copies of the application and plans will be on file in the office of the Board Secretary at least ten (10) days prior to the date of the public hearing on this application and will be available for inspection online at www.fpboro.net, under Current Planning and Zoning Board Meeting Information. Or you may contact the Board Secretary at 973-410-5301.

Thank you,

Daniel and Monica Bucher

NJHIC #13VH13568500
NY License #
(Westchester):
WC16642H05
NY License # (Rockland):
H0716912



Job Specification

Date Submitted: May 27 2025 07:15:40

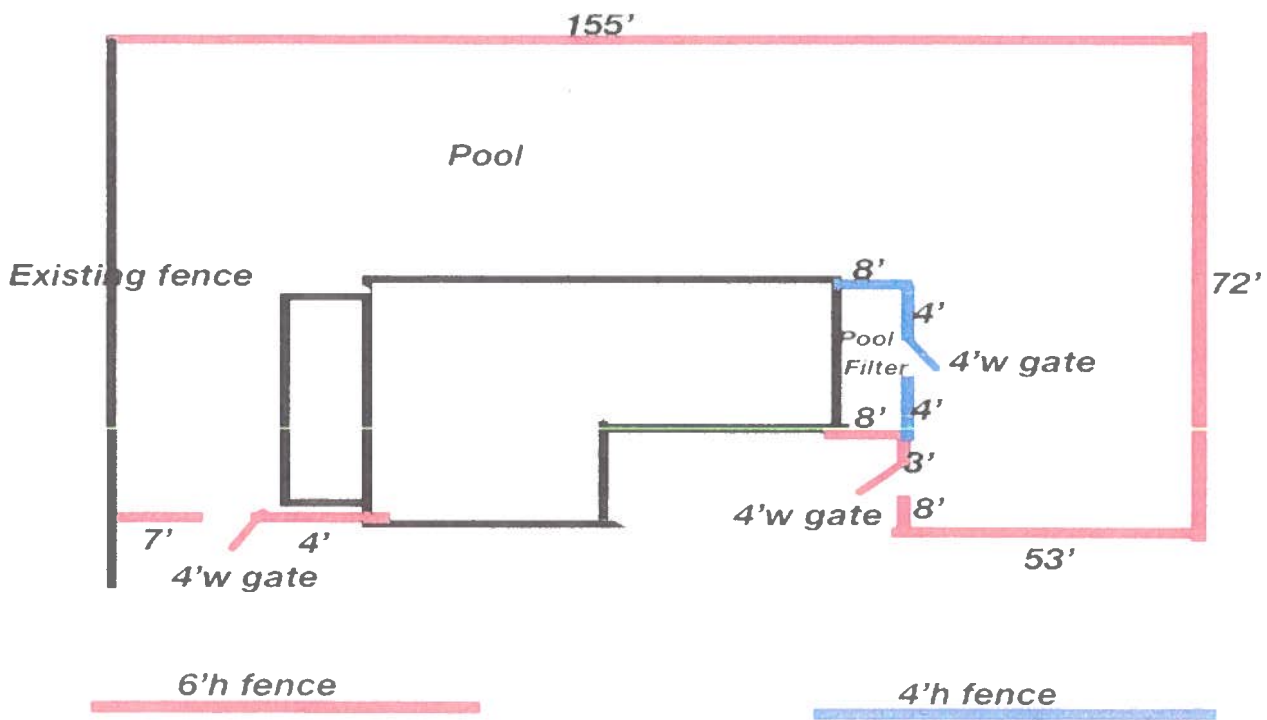
Customer

Project Name: Monica Bucher

Salesmen: Douglas VanDam

Note: The below drawing and fence specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Any changes to above must be accompanied by a change order.

Fence line must be cleared before installation by homeowner



Special Notes:



13 Sheild Rd
Flushing Park, New Jersey
Google Street View
May 2023 See more photos

Park
Maple Hill Rd
Columbia

Google Maps

Share

+

4



L





Lauri Dr