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

Application #:	0A24.7	Date Filed:	2/14/24
Applicant Name:	Chris McGreevy		
Property Address:	29 Deerfield Drive Boro	ough of Florham Park	
Block: 2303	Lot:	25	Zone: R-15
Type of Variance (please check one): C-1C-2X			

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:
- 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

Ann	lica	nt	Info	rma	tion:
<u>ubb</u>	1100	116	11110	11110	CIOII.

Applicant(s) Name Chris McGreev	/y	_Phone No:_	201-562-6344	
Location/Address: 29 Deerfield (Orive			
Email Address: mcgreevycm@g	ımail.com			
If other than property owner:				
Applicant(s) Name.:		Phone	No:	
Address:				
Property Information:				
The premises are situated on the nor	th, south, east, west (p	olease circle o	ne) side of <u>Deerfield Drive</u>	
and i	s approximately	634'	feet from the intersec	tion of
Spring Valley Dr.	The premises are lo	cated in the	R-15	_Zone on
Block 2303	Lot 25	. The	property has the following	
structures: only principal structure		 		
Principle structure on the premise is	2 story(ies	and is of	frame (type	of construction)
Brief description of work to be done:				
Installation of a pool, wall, pergola	and new patio.			
ZONING REQUIREMENTS	EXISTING CONDITI	<u>ONS</u>	PROPOSED CONDIT	IONS
FRONT YARD SETBACK 40'	FRONT YARD SETBACK	40.2'	FRONT YARD SETBACK	40.2'
SIDE YARD SETBACK 10'	SIDE YARD SETBACK	20.7'/ 40'	SIDE YARD SETBACK 20	.7'/40'
REAR YARD SETBACK 40'	REAR YARD SETBACK	64.5'	REAR YARD SETBACK64	4.5'
BUILDING HEIGHT35'	BUILDING HEIGHT	30'	BUILDING HEIGHT	30'
BUILDING COVERAGE %*14%	BUILDING COVERAGE %*		BUILDING COVERAGE %* _	14%
IMPROVED LOT COVERAGE %* 30% *TOTAL. (Building coverage must include overha	IMPROVED LOT COVERAG	29.09%) IMPROVED LOT COVERAGE	%* <u>~ 7</u>

The reasons and factual basis asserted by the applicant to grant the relief requested are as follows: If a hardship is asserted (NJSA 40:55D-70C(1) indicate the exceptional conditions relative to your property that you want the Board to consider. If you are asserting that the benefit of granting the variance outweighs the detriment to the zone plan of the Zoning Ordinance, please indicate what purposes of zoning would be advanced by your proposal.

The applicant proposes to install an in-ground swimming pool, retaining wall and associated patio in the rear yar	rd
Requesting a hardship due to the proposed impervious coverage.	
A. The specific facts that will show that the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan are as follows (NJSA 40:55D-70).	
The proposed impervious coverage variance will not result in a substantial detriment to the publick good	
as there will be no impacts on surrounding property owners.	
The proposed impervious coverage variance will not impair the intent and purpose of Zone/Plan as swimming)
pools are recognized as a permitted use on residential properties.	
	_
Has there been a previous application involving these premises? X Yes No	
If yes, please provide the application number and date of application:	

AFFIRMATION OF OWNER AND APPLICANT

The Owner consents to this applica	ation.	
		- 101.7102
Owner(s) Signature:		_Date: 10 124 73
Applicant(s) Signature		Date:
(if different from owner)		

"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: Christopher McGreevy	Date: <u>January 30, 2024</u>
Your application for a building permit to con- walls and fence	struct a pool with patio and pergola, retaining
on the property located at 29 Deerfield Dr	ve
Known as Block 2303	
Map of the Borough of Florham Park is hereb	by denied for non-compliance with the
provisions of Section (s) 250-9 and 250-7.1 C. of following reason(s):	4 (h) of the Municipal Zoning Ordinance for the
Proposed improvements will result in a lot cov	erage of 36.2, which is above the allowable 30%.
The proposed retaining wall in the rear will be raising the	e lot within 15 more than 2' from the existing elevation at the
adjoining lot.	
33 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	
Signed: K	
Kayla Kaplan, Zoning Officer	
Information regarding procedures for an appeal of this decision	on can be obtained from the Board Secretary or Construction

BOROUGH OF FLORHAM PARK ZONING BOARD OF ADJUSTMENT

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

	Chris McGreevy	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	e premises of the subject property located at:
	29 Deerfield Drive, Florham Park	
	(address of subject pro	pperty)
	for the purpose of evaluation of the variance	e application that is presently pending
	before the Board of Adjustment.	
	Signature of Applicant	
6	Signature of Owner (if other than applicant)	