

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

Application #: BOA 24.7 Date Filed: 2/14/24

Applicant Name: Chris McGreevy

Property Address: 29 Deerfield Drive Borough of Florham Park

Block: 2303 Lot: 25 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 Information:

Applicant(s) Name Chris McGreevy Phone No: 201-562-6344

Location/Address: 29 Deerfield Drive

Email Address: mcgreevycm@gmail.com

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 Deerfield Drive

_____ and is approximately 634' feet from the intersection of

Spring Valley Dr.. The premises are located 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.

CHAPTER 250-9

ZONING REQUIREMENTS

EXISTING CONDITIONS

PROPOSED CONDITIONS

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 SETBACK 64.5'

BUILDING HEIGHT 35'

BUILDING HEIGHT 30'

BUILDING HEIGHT 30'

BUILDING COVERAGE %* 14%

BUILDING COVERAGE %* 14%

BUILDING COVERAGE %* 14%

IMPROVED LOT COVERAGE %* 30%

IMPROVED LOT COVERAGE %* 29.09%

IMPROVED LOT COVERAGE %* 36.2%

*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: Christopher McGreevy Date: January 30, 2024

Your application for a building permit to construct a pool with patio and pergola, retaining walls and fence

On the property located at 29 Deerfield Drive
Known as Block 2303, Lot 25 on the Tax
Map of the Borough of Florham Park is hereby denied for non-compliance with the
provisions of Section (s) 250-9 and 250-7.1 C. 4 (h) of the Municipal Zoning Ordinance for the
following reason(s):

Proposed improvements will result in a lot coverage of 36.2, which is above the allowable 30%.
The proposed retaining wall in the rear will be raising the lot within 15 ^{ft} more than 2' from the existing elevation at the
adjoining lot.

Signed: KK
Kayla Kaplan, Zoning Officer

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

FORM "B"

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

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I 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 premises of the subject property located at:


29 Deerfield Drive, Florham Park

(address of subject property)

for the purpose of evaluation of the variance application that is presently pending before the Board of Adjustment.



Signature of Applicant



Signature of Owner
(if other than applicant)