

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

Application #: BOA 25-6 Date Filed: 6/19/2025

Applicant Name: Victor Viola

Property Address: 14 PINCHBROOK DR, FLORHAM PARK, NJ 07932

Block: 803 Lot: 1 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 VICTOR VIOLA Phone No: 973-723-2691

Location/Address: 14 PINCHBROOK DR, FLORHAM PARK, NJ 07932

Email Address: vviola@nexstar.tv

If other than property owner:

Applicant(s) Name: VICTOR VIOLA Phone No: 973-723-2691

Address: 14 PINCHBROOK DR, FLORHAM PARK, NJ 07932

Property Information:

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

_____ and is approximately 1,000 feet from the intersection of

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

Block 803 Lot 1. The property has the following

structures: 2-story vinyl sided dwelling, raised frame deck, patio, walkway, pvc picket fence.

Principle structure on the premise is 2 story(ies) and is of frame (type of construction)

Brief description of work to be done:

Legalization/variance approval of an existing raised frame deck.

CHAPTER 250-9

ZONING REQUIREMENTS

(Side)
FRONT YARD SETBACK 40'

SIDE YARD SETBACK _____

REAR YARD SETBACK _____

BUILDING HEIGHT _____

BUILDING COVERAGE %* _____

IMPROVED LOT COVERAGE %* _____

EXISTING CONDITIONS

FRONT YARD SETBACK 35' 39'

SIDE YARD SETBACK _____

REAR YARD SETBACK _____

BUILDING HEIGHT _____

BUILDING COVERAGE %* _____

IMPROVED LOT COVERAGE %* _____

PROPOSED CONDITIONS

FRONT YARD SETBACK 35' 39'

SIDE YARD SETBACK _____

REAR YARD SETBACK _____

BUILDING HEIGHT _____

BUILDING COVERAGE %* 15.2%

IMPROVED LOT COVERAGE %* 23.4%

*TOTAL (Building coverage must include overhangs)

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.

- 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 raised deck was constructed 17 years ago and has been in place throughout the time I have owned the home with no negative impact on the neighborhood or the zone plan. It is consistent with surrounding properties and does not affect light, air or aesthetics. The property is large, and although the rear narrows in shape, the deck follows the line of the home and is not noticeably out of place, as noted by the Borough. The deck enhances the use of the property and has never generated any concerns or complaints. Legalizing it now allows for compliance without causing harm to the public or undermining the intent of zoning. For these reasons, the benefit of granting this variance outweighs any minor deviation from zoning requirements.

Has there been a previous application involving these premises? X
Yes No

If yes, please provide the application number and date of application:

BOA - 05-01

AFFIRMATION OF OWNER AND APPLICANT

The Owner consents to this application:

Owner(s) Signature: _____ Date: _____

Applicant(s) Signature *Vit Val* Date: 6/19/2025
(if different from owner)

FORM "B"

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

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I Priyanka Gupta, 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:

14 PINCHBROOK DR, FLORHAM PARK, NJ 07932

(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)

“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: Victor Viola Date: June 5, 2025

Your application for a building permit to construct a deck. Permit filed for after the fact

On the property located at 14 Pinchbrook Drive
Known as Block 803, Lot 1 on the Tax
Map of the Borough of Florham Park is hereby denied for non-compliance with the
provisions of Section (s) 250-9 Schedule of the Municipal Zoning Ordinance for the
following reason(s):

Applicant constructed a deck without permits and is in violation of the required

40' front yard setback

Previous BOA 05-01 approved east yard side yard setback at 6.15' and 6.81' current

as built has these measurements as 6.49' and 6.43'. It appears the approved plans were

followed, but there is an inconsistency in the measurements.

Signed: Kayla Kaplan
Kayla Kaplan, Zoning Officer

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

INSTRUCTIONS

Send each person on the 200 ft list a certified letter (example included in the packet). Return the small white slips with the name & address of each person on the list to the Board Secretary along with the Affidavit of Publication from the Morris County Daily Record or the Florham Park Eagle. The Affidavit consists of the notice clipping and is signed and sealed affirming the notice was in the newspaper. The white slips should be organized in the same order as the 200- foot list.

The application cannot be heard without the proofs of service being given to the Board Secretary.

I hereby certify that I have given written notice of the application for:

VICTOR VIOLA 14 Pinchbrook Dr, Florham Park, NJ 07932

(APPLICANT NAME AND SUBECT PROPERTY ADDRESS)

To all persons and agencies entitled to same not less than 10 days prior to the scheduled Public Hearing date on this application. A copy of the notice and a list of the persons served is attached. If served by Certified Mail I have attached the mail receipts. If hand delivered I have attached the signatures which are dated and show the date of service.



Signature of Applicant

6/19/2025

Date

