

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

Application #: BOA 24-8 Date Filed: _____

Applicant Name: Nicholas and Christina Zoppi

Property Address: 42 Ridgedale Avenue

Block: 2801 Lot: 19 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 Nicholas and Christina Zoppi Phone No: 973-534-9233

Location/Address: 42 Ridgedale Avenue

Email Address: nicholszoppi@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 Ridgedale Avenue

_____ and is approximately 50' feet from the intersection of

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

Block 2801 Lot 19. The property has the following

structures: Single Family Home

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

Brief description of work to be done:

Applicant seeks to install expanded driveway which exceeds impervious coverage.

CHAPTER 250-9

ZONING REQUIREMENTS

EXISTING CONDITIONS

PROPOSED CONDITIONS

FRONT YARD SETBACK _____

FRONT YARD SETBACK 46.7'

FRONT YARD SETBACK N/C

SIDE YARD SETBACK _____

SIDE YARD SETBACK 27' and 14.7'

SIDE YARD SETBACK N/C

REAR YARD SETBACK _____

REAR YARD SETBACK Complies

REAR YARD SETBACK Complies

BUILDING HEIGHT _____

BUILDING HEIGHT Complies

BUILDING HEIGHT Complies

BUILDING COVERAGE %* 14.5%

BUILDING COVERAGE %* 9.3%

BUILDING COVERAGE %* 9.3%

IMPROVED LOT COVERAGE %* 30%

IMPROVED LOT COVERAGE %* 26%

IMPROVED LOT COVERAGE %* 37.3%

*TOTAL (Building coverage must include overhangs)

ADDENDUM TO LAND USE APPLICATION
Nicholas and Christina Zoppi
42 Ridgedale Avenue
Lot 19 Block 2308

- A. The granting of this variance will allow the full utilization of this property and provide for a safe and efficient egress of the property. Only one bulk variance is required related to lot coverage. Notwithstanding, the additional lot coverage will not be a substantial detriment to the neighboring properties but will provide additional onsite drainage management and safe egress from the property. The applicant shall also rely upon the exhibits and expert testimony presented at the time hearing.
- B. The proposed variance for the installation of an expanded driveway, patio and deck and can be granted without a substantial detriment to the public good and will further the purposes of the Municipal Land Use law. The development proposal advances purposes of planning since it will upgrade an existing property and provide for a safe way to exit the property on a busy street. . Allowing the upgrade of this dwelling will advance the general welfare by promoting investment in the existing housing stock. The improvement to the property will substantially maintain the current light, air and open space between this dwelling and the neighboring dwellings as no setback variances are required. The improvements will promote a desirable visual environment by maintaining an attractive streetscape and not infringing on the mass and setbacks of the zone to any significant degree. This proposal will be in keeping with the mass and scale of the neighborhood and as such will not frustrate the intent or purpose of the township's zone plan. This proposal meets the statutory criteria and granting of the variances will permit reasonable improvements to the neighborhood that will help to upgrade the housing stock and will be in character with the neighborhood. The variances can be granted without a substantial detriment to the public good and will in fact advance some of the purposes of planning and objectives of the Master Plan. The property is uniquely situated on a Main road extremely close to an intersection where traffic comes from three different directions. This condition created a hazard to safely back out of the driveway. The driveway is expanded to permit a k-turn so applicant and applicant's visitors and guests can pull out head first. Additionally, one part of the driveway gets no sun in the winter when ice and as such it is not safe to walk to the bottom and vehicles need to park at the top. The existing configuration of the home and garage on the property is contributing to extra driveway space. The applicant is installing additional drainage to mitigate the effect of the increased lot coverage. The applicant shall also rely upon the exhibits and testimony presented at the time hearing.

FORM "B"

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

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I Nicholas Zoppi, 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:

42 Ridgedale Avenue

(address of subject property)

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

DocuSigned by:

Nicholas Zoppi

66786E7B9C2B4C3...

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: Nicholas Zoppi Date: 10/5/2022

Your application for a building permit to construct a Patio, deck and driveway expansion
all completed without permits or previous approvals.

On the property located at 42 Ridgedale Avenue
Known as Block 2801, Lot 19 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 Area, Yard... of the Municipal Zoning Ordinance for the
following reason(s):

250-9 Schedule of Area, Yard and Building Requirements. Applicant has widened
driveway, expanded patio and deck all without permits. Permits have been
filed for after the work was completed. Improved lot coverage is at 41.6%.

Signed: Kayla Kaplan KK
Kayla Kaplan, Zoning Officer

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