



THOMAS J. EVANS
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

May 27, 2020

Ms. Kelly Konz
195 Walnut Street
Nutley, NJ 07110

Re: Accessory Structure 12'x16' Pavilion
195 Walnut Street
Block- Lots: 4001/35

Dear Ms. Konz:

Your request for a permit, at the above referenced premises, to install a 12' by 16' pavilion, having an approximately 4 (four) foot setback to the main dwelling, as shown on the survey received by the Nutley Code Enforcement Department, dated May 21, 2020, is denied for the following.

This property is located in an R-1A district as shown on the Nutley Zoning Map.

Chapter 700, Article XI, Section 700-67 C of the Codes of Nutley states that "no detached accessory building shall be located nearer than 10 feet to a main building." ***The proposed accessory building will be 4 (four) feet from the main building.***

A non-refundable filing fee of \$175.00 in connection with your appeal is to be paid to the Code Enforcement Office in order to begin the application process. **All tax and water bills must be paid to date prior to the processing of a variance fee.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Lucy Jacobs, at ljacobs@nutleynj.org. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Sincerely,


David Berry
Zoning Official

DB/vlw



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0020

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175 (on denial letter)

Date of Denial Letter: 5/27/20

Section I: SUBJECT PROPERTY

Address: 195 Walnut Street

Block: 4001 Lot: 35 Zone: _____

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Kelly Konz

Address: 195 Walnut Street

Telephone: 973 865 0334

Email Address: kellyannkonz@yahoo.com

Applicant is a:

____ Corporation ____ Partnership ____ LLC Individual

If the owner is not the applicant, the following must be provided:

Owner Name: _____

Address: _____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	<u>1</u>	<u>1</u>
Total existing and total proposed professional offices	_____	_____
Total existing and total proposed parking spaces	_____	_____

Present use of premises: Primary Home

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? _____

If yes, state the nature, date and the disposition of each such matter: _____

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Architect

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Engineer

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Planning Consultant

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

***List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets, if necessary)***

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____ Field of Expertise: _____

Section VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

My above the ground pool is 20 feet from my house. It is not possible to install the 12x16 pavilion 10 feet from my house because it would conflict with the pool.

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

The pavilions intent is to offer a shaded and covered area in my sun- drenched back yard. If not granted, the practical difficulties imposed would be an uncomfortable backyard space that no one, including my children will want to be in.

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Upon granting this variance there will be no detriment to public good. The pavilion does not border or come close to any of my property lines.



TOWNSHIP OF NUTLEY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-20-0020

Work Site Location: 195 Walnut Street

Applicant: Kelly Konz

I do hereby certify to the ownership of the properties listed on pages

1 to 3, as of March 19, 2020.

Lucy Jacobs
Clerk
Township of Nutley, NJ



Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 4001-35
KONZ, SAMUEL JOSEPH & KELLY ANN
195 WALNUT STREET

33 parcels fall within 200 feet of this parcel(s).

Block-Lot: 4001-20

GRISANTI, PHILIP & DONNA
1 POMANDER WALK
NUTLEY, NJ 07110
RE: 1 POMANDER WALK

Block-Lot: 4001-28

PETOLINO, FRANK & DIANA
171 NUTLEY AVE
NUTLEY, NJ 07110
RE: 171 NUTLEY AVENUE

Block-Lot: 4001-29

FERNANDEZ, NOREEN
169 NUTLEY AVE
NUTLEY, NJ 07110
RE: 169 NUTLEY AVENUE

Block-Lot: 4001-30

DONATO, CONSTANTINO & CHRISTINE
159 NUTLEY AVE
NUTLEY, NJ 07110
RE: 159 NUTLEY AVENUE

Block-Lot: 4001-42

SHAMA, RADWAN & FAYROUZ
28 BURNETT PL
NUTLEY, NJ 07110
RE: 28 BURNETT PLACE

Block-Lot: 4001-41

EVANGELOU, JOHN & PAT
26 BURNETT PL
NUTLEY, NJ 07110
RE: 26 BURNETT PLACE

Block-Lot: 4001-18

PURCELL, JOSEPH F.
9 POMANDER WALK
NUTLEY, NJ 07110
RE: 9 POMANDER WALK

Block-Lot: 4001-34

HADDOCK, WILLIAM J.
203 WALNUT ST
NUTLEY, NJ 07110
RE: 203 WALNUT STREET

Block-Lot: 4001-19

LEYBOVICH, EDWARD & DELIACH
5 POMANDER WALK
NUTLEY, NJ 07110
RE: 5 POMANDER WALK

Block-Lot: 3900-9

LORE, CARMEN D. & DE LUCA, MARIA
204 WALNUT ST
NUTLEY, NJ 07110
RE: 204 WALNUT STREET

Block-Lot: 3900-8

GIANSANTI, MICHAEL
198 WALNUT ST
NUTLEY, NJ 07110
RE: 198 WALNUT STREET

Block-Lot: 4001-36.01

FRENCH, ANDREW A. & SANDRA T.
189 WALNUT ST
NUTLEY, NJ 07110
RE: 189 WALNUT STREET

Block-Lot: 4001-40

SOLTIS, JAMES A. & COURTNEY
22 BURNETT PL
NUTLEY, NJ 07110
RE: 22 BURNETT PLACE

Block-Lot: 3900-7

RUSIGNUOLO, JAMES & CAROL
192 WALNUT ST
NUTLEY, NJ 07110
RE: 192 WALNUT STREET

Block-Lot: 4001-39

HACZYK, BRYAN
18 BURNETT PL
NUTLEY, NJ 07110
RE: 18 BURNETT PLACE

Block-Lot: 4001-38

DONATIELLO, JOSEPH R. & KATHY ANN
14 BURNETT PL
NUTLEY, NJ 07110
RE: 14 BURNETT PLACE

Block-Lot: 3900-6

RIO REALTY CO.
PO BOX 407
KEARNY, NJ 07032
RE: 182 WALNUT STREET

Block-Lot: 4001-37

HOGAN, KEVIN & JAMIE HOGAN
10 BURNETT PLACE
NUTLEY, NJ 07110
RE: 10 BURNETT PLACE

Block-Lot: 3900-5

DANI, TIBOR & MAGDOLNA
180 WALNUT ST
NUTLEY, NJ 07110
RE: 180 WALNUT STREET

Block-Lot: 3900-4

IL GRANDE, VINCENZO & MARIANNE
178 WALNUT ST
NUTLEY, NJ 07110
RE: 178 WALNUT STREET

Block-Lot: 4001-25

CORTESE, ANTHONY D. & ROSE ANN
16 POMANDER WALK
NUTLEY, NJ 07110
RE: 16 POMANDER WALK

Block-Lot: 3900-12

LAM, JAMES & WANG, FEI
216 WALNUT ST
NUTLEY, NJ 07110
RE: 216 WALNUT STREET

Block-Lot: 4001-24

SCRUDATO, VINCENT & DIANA
10 POMANDER WALK
NUTLEY, NJ 07110
RE: 10 POMANDER WALK

Block-Lot: 4001-31

CIELO, DOROTHY
155 NUTLEY AVE
NUTLEY, NJ 07110
RE: 155 NUTLEY AVENUE

Block-Lot: 4001-23

BARD, ALEX & EMILIA
6 POMANDER WALK
NUTLEY, NJ 07110
RE: 6 POMANDER WALK

Block-Lot: 4001-22

MC ANDREW, FRANCIS S. & STACEY L.
4 POMANDER WALK
NUTLEY, NJ 07110
RE: 4 POMANDER WALK

Block-Lot: 4001-32

O'CONNOR, KEVIN P. & KAREN D.
209 WALNUT ST
NUTLEY, NJ 07110
RE: 209 WALNUT STREET

Block-Lot: 3900-11

MOROCHO, MARTA & SINCHE, WILLIAM
212 WALNUT STREET
NUTLEY, NJ 07110
RE: 212 WALNUT STREET

Block-Lot: 4001-21

CAPORASO, KATHLEEN M
2664 CHATHAM CIRCLE
KISSIMMEE, FL 34746
RE: 2 POMANDER WALK

Block-Lot: 4001-33

BARILETTO, ERNEST & LOUISE
207 WALNUT ST
NUTLEY, NJ 07110
RE: 207 WALNUT STREET

Block-Lot: 3900-10

SEIDMAN, DEBORAH
208 WALNUT STREET
NUTLEY, NJ 07110
RE: 208 WALNUT STREET

Block-Lot: 4001-17

ROWLAND, JANET L.
15 POMANDER WALK
NUTLEY, NJ 07110
RE: 15 POMANDER WALK

Block-Lot: 4001-36.02

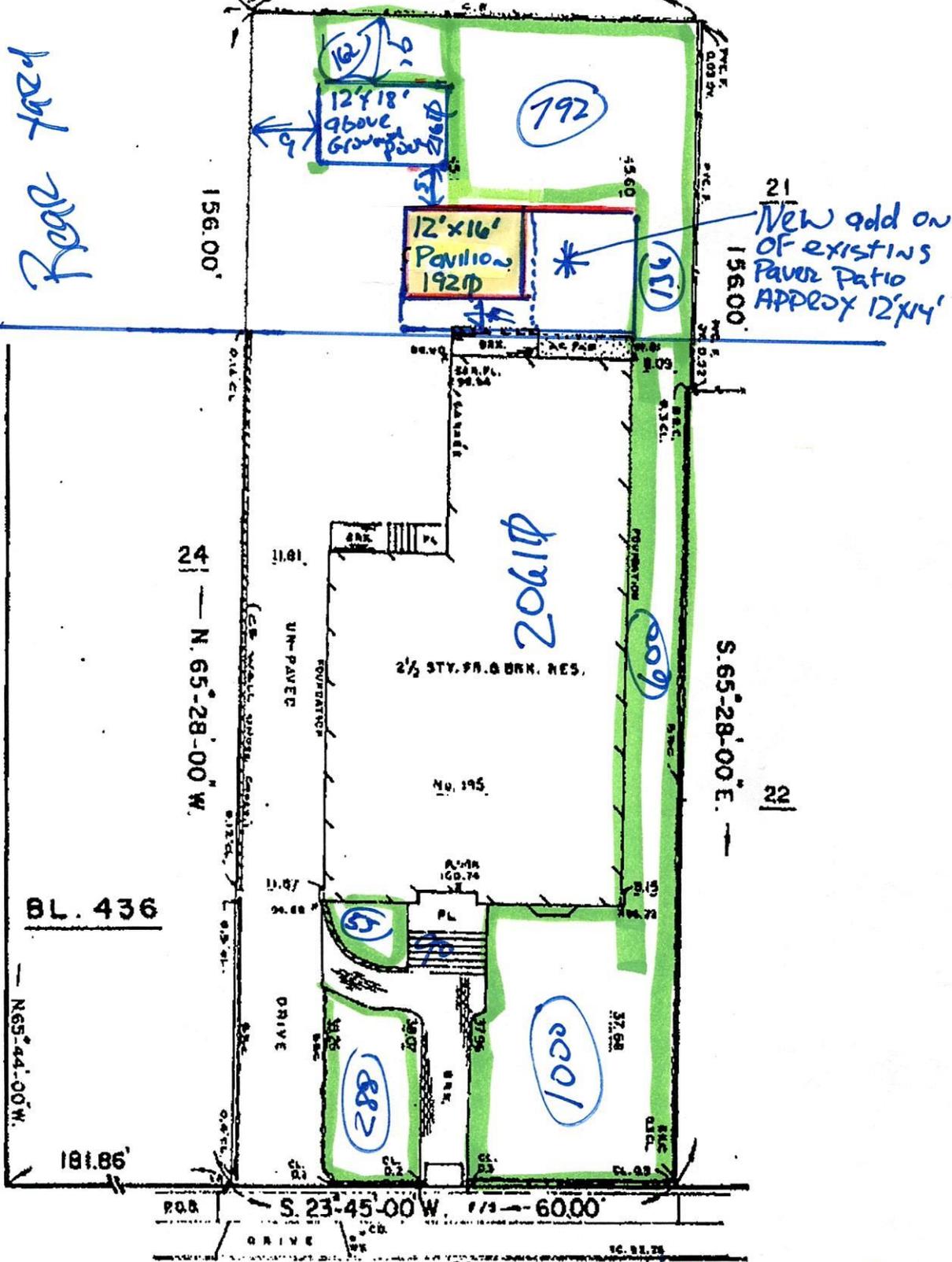
GAVAZI, ROLAND & ANILA
185 WALNUT ST
NUTLEY, NJ 07110
RE: 185 WALNUT STREET

Bldg Dept
Copy

RECEIVED
MAY 21 2020
TOWNSHIP OF NUTLEY
CODE ENFORCEMENT

ELEV. AT RIDGE = 127.7 FT.
ADV. SR. AT HOUSE = 96.5 FT.
BLDG. HGT. = 29.2 FT.

Back Yard



CERTIFIED TO JOSE RODRIGUES AND JOANNE RODRIGUES, HIS WIFE.
BEING KNOWN AS LOT 23 IN BLOCK 436 AS SHOWN ON THE CURRENT TAX MAP
OF THE TOWNSHIP OF NUTLEY.

BURNETT (140' R.O.W.) PL.

WALNUT (160' R.O.W.) ST.

Back yard
2580 sq ft
30% = 770 sq ft OK

Lot Area 60' x 156' = 9360 sq ft
35% = 3276 sq ft OK
70% = 6552 sq ft OK
30% = 2808 sq ft OK

DESC: AS BUILT SURVEY
LOC: TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY
VICARI LAND SURVEYING, PC
ROBERT P. VICARI L.S.
LICENSED LAND SURVEYOR - N.J. LIC. NO. 3881-
30 CONCORD ST. BRIDGEWOOD N.J. PHONE: 908-944-22

