



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

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

August 20, 2020

Mr. & Mrs. Steven Stavriotis
126 San Antonio Avenue
Nutley, NJ 07110

Re: NOT TO REBUILD GARAGE/DECK
126 San Antonio Avenue
Block- Lot: 8106/12

Dear Mr. & Mrs. Stavriotis:

Your request for a permit, at the above referenced premises, to demolish the existing one car garage at the rear of the property, and to construct new 16' X 14' unroofed deck having approximately 19' rear yard setback, as shown on the property survey, prepared by Shepard & Shepard, dated May 28, 1997 is denied for the following reason:

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

Chapter 700, Article V, Section 700-9 A of the Codes of Nutley states a single family dwelling shall be required to have two (2) parking spaces and one space must be in a garage.

Chapter 700, Article VIII, Section 700-46 B (4) of the Codes of Nutley entitled "*Schedule of Regulations as to Bulk, Height and Other Requirements*," states extensions of a structure into a required front or rear yard shall be permitted.

Chapter 700, Article VIII, Section 700-46 B (4) (d) of the Codes of Nutley entitled "*Schedule of Regulations as to Bulk, Height and Other Requirements*," states any terrace or porch having its floor level no higher than the floor level of the first story of the building and having no railing or other member higher than three feet above floor level: six feet. ***The required rear yard setback in an R-1 zoning district is three (3') feet. The permitted encroachment six (6') feet required setback to the deck is 24'. The proposed is approximately 19'.***

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 Antonette DeBlasio, at (973) 284-4957. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not 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.

Very truly yours,

DAVID BERRY
Zoning Official

DB/adb



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-19-0036

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

Application Fee: \$ 175.00 (on denial letter)

Date of Denial Letter: 8/20/2020

Section I: SUBJECT PROPERTY

Address: 126 San Antonio

Block: 8106 Lot: 12 Zone: R-1

| | District Requirements | <u>Deck</u> | Proposed <u>/Deck</u> |
|--------------------|-----------------------|-------------|-----------------------|
| Lot Area | <u>5000</u> | | |
| Lot Width | <u>50</u> | | |
| Lot Depth | <u>100</u> | | |
| Front Yard | <u>25'</u> | | |
| Side Yard | <u>6'</u> | <u>3'</u> | |
| Rear Yard | <u>30'</u> | <u>24'</u> | |
| Other <u>/side</u> | <u>6'</u> | <u>3'</u> | |

Section II: APPLICANT INFORMATION

Name: STEVEN STAVRIOTIS

Address: 126 SAN ANTONIO AVE
NUTLEY NJ 07110

Telephone: 973-661-1248(H) (C) 973 868-9325

Email Address: SSTAV126@msn.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 | <u>—</u> | <u>—</u> |
| Total existing and total proposed parking spaces | <u>—</u> | <u>—</u> |

Present use of premises: One Family Dwelling

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 or topographic conditions)

1) THE SPACE IN WHICH THE GARAGE IS LOCATED DOES NOT ALLOW ME TO PARK A CAR INSIDE. THE STRUCTURE ITSELF IS TOO SMALL. (CHAP 700 ARTV SEC 700-9)

2) A DECK OF THE PROPOSED SIZE ALLOWS ME TO USE THAT SPACE OF THE YARD MORE EFFECTIVELY SINCE THE SPACE BEHIND MY HOME IS SLOPED DOWNWARD FROM LEFT TO RIGHT ACCORDING TO THE SURVEY.

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

THE PRESENCE OF SUCH A LARGE STAND ALONE STRUCTURE HAS HINDERED MY USE OF MY BACKYARD. ALSO THE UNDER-SIZED STRUCTURE DOES NOT ALLOW IT TO BE USED FOR ITS ORIGINAL PURPOSE. (i.e. PARKING A CAR INSIDE)

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

① THERE ARE HOMES LOCATED IN THIS ZONE THAT PRESENTLY DO NOT FIT THE REQUIREMENTS OF THE STATUTE CHAPTER 700 ARTICLE V SECTION 700-9. ONE HOME BEING 125 SAN ANTONIO AVE. ② THE DECK SIZE USES MY YARD SPACE PRACTICALLY.

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.

① WE ARE STILL ABLE TO PARK (3) CARS IN OUR DRIVEWAY. ② THE DECK IS COMPLETELY INSIDE MY YARD WITH ENOUGH SPACE TO WALK AROUND, NOT ENCRUCHING MY NEIGHBOR'S PROPERTY

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

STEVEN STAVRIOTIS, being duly sworn, hereby certify (*check one*)

that I am the applicant

or

that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

and that the information presented in this application is true, complete and accurate.


Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 1 day of September 2020.


Signature of person authorized to take oaths

Timothy Wilhovsky
Notary Public
New Jersey
My Commission Expires February 25, 2024
No. 2054011



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-19-0036

Work Site Location: 126 San Antonio

Applicant: Stavriotis

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

1 to 3, as of 8/4/2020.

Antonette DeBlasio

ANTONETTE DEBLASIO
Technical Assistant/ZBA-PB
Township of Nutley, NJ



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 8106-12
STAVRIOTIS, STEVEN & WANDA
126 SAN ANTONIO AVENUE

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

Block-Lot: 8105-14

LESSARD, ROBERT F. JR. & CHRISTINE
484 HARRISON ST
NUTLEY, NJ 07110
RE: 484 HARRISON STREET

Block-Lot: 8105-15

BOCK, WILLIAM JOHN & LINDA G.
490 HARRISON ST
NUTLEY, NJ 07110
RE: 490 HARRISON STREET

Block-Lot: 8106-13

PIERRE, LUCIEN JR + GHANEKAR, JAYA R
134 SAN ANTONIO AVE
NUTLEY, NJ 07110
RE: 134 SAN ANTONIO AVENUE

Block-Lot: 8106-10

WILLIAMS, PHYLLIS
471 HARRISON ST
NUTLEY, NJ 07110
RE: 471 HARRISON STREET

Block-Lot: 8100-3

HENDRICKS, J. & C. & IANIRO, J. & C.
6 HIGHLAND BLVD
WEST ORANGE, NJ 07052
RE: 149 SAN ANTONIO AVENUE

Block-Lot: 8201-1

PSEG SERVICES CORP/PROPERTIES DEPT.
80 PARK PLZ 6TH FL
NEWARK, NJ 07102
RE: 451 HARRISON STREET

Block-Lot: 8100-4

SPAGNUOLO, MICHAEL & ZOFIA
141 SAN ANTONIO AVE
NUTLEY, NJ 07110
RE: 141 SAN ANTONIO AVENUE

Block-Lot: 8106-11

HUTABARAT, LEONARD & ROMBAOA, A.
167 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 167 VAN WINKLE AVENUE

Block-Lot: 8100-5

GOVINDARAJAN, R. & A.
135 SAN ANTONIO AVE
NUTLEY, NJ 07110
RE: 135 SAN ANTONIO AVENUE

Block-Lot: 8100-6

DONNARUMMA, JUSTIN & ALEXANDRA
131 SAN ANTONIO AVE
NUTLEY, NJ 07110
RE: 131 SAN ANTONIO AVENUE

Block-Lot: 8100-7

SALVADOR, KENNETH E & DEHART, LISA
125 SAN ANTONIO AVE
NUTLEY, NJ 07110
RE: 125 SAN ANTONIO AVENUE

Block-Lot: 8100-13

NAPOLI, MICHAEL R. JR. & ANNA MARIE
142 MARGARET AVE
NUTLEY, NJ 07110
RE: 142 MARGARET AVENUE

Block-Lot: 8100-12

SITNICK, MITCHELL & STEPHANIE
138 MARGARET AVENUE
NUTLEY, NJ 07110
RE: 138 MARGARET AVENUE

Block-Lot: 8100-8

VISCOMI, CATHERINE DOLORES
157 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 157 VAN WINKLE AVENUE

Block-Lot: 8100-11

HANNON, EDWARD L. JR. & MARILYN
134 MARGARET AVE
NUTLEY, NJ 07110
RE: 134 MARGARET AVENUE

Block-Lot: 8100-10

PICHARDO, JOEL R & ARDON, VANESSA
128 MARGARET AVE
NUTLEY, NJ 07110
RE: 128 MARGARET AVENUE

Block-Lot: 8200-1

PSEG SERVICES CORP/PROPERTIES DEPT.
80 PARK PLZ 6TH FL
NEWARK, NJ 07102
RE: 107 SAN ANTONIO AVENUE

Block-Lot: 8100-9

GIAIMO-DECICCO, DENISE
149 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 149 VAN WINKLE AVENUE

Block-Lot: 8106-5

ALBANESE, JUDE & TERESA
495 HARRISON ST
NUTLEY, NJ 07110
RE: 495 HARRISON STREET

Block-Lot: 8106-3

GONZALEZ, CHRISTINE & OSWALDO
10 HASTINGS AVE
NUTLEY, NJ 07110
RE: 10 HASTINGS AVENUE

Block-Lot: 8105-13

LUBERTO, PATRICIA A.
476 HARRISON ST
NUTLEY, NJ 07110
RE: 476 HARRISON STREET

Block-Lot: 8106-6

CORINO, L; ROMEO, O; CATANZARITE, R
491 HARRISON ST
NUTLEY, NJ 07110
RE: 491 HARRISON STREET

Block-Lot: 8202-1

PSEG SERVICES CORP/PROPERTIES DEPT.
80 PARK PLZ 6TH FL
NEWARK, NJ 07102
RE: 91 KIERSTEAD AVENUE

Block-Lot: 8106-2

DELLI SANTI, JOAN
6 HASTINGS AVE
NUTLEY, NJ 07110
RE: 6 HASTINGS AVENUE

Block-Lot: 8106-7

NOCERA, JOHN JR. & HUELAT, ISHEL C.
485 HARRISON ST
NUTLEY, NJ 07110
RE: 485 HARRISON STREET

Block-Lot: 8105-12

MUI, VICTOR W. & LA, MEI LINH
185 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 185 VAN WINKLE AVENUE

Block-Lot: 8106-8

HARTMAN, GEORGE T
481 HARRISON STREET
NUTLEY, NJ 07110
RE: 481 HARRISON STREET

Block-Lot: 8106-15

PEARN, THOMAS & FATIMA PERN
146 SAN ANTONIO AVENUE
NUTLEY, NJ 07110
RE: 146 SAN ANTONIO AVENUE

Block-Lot: 8106-1

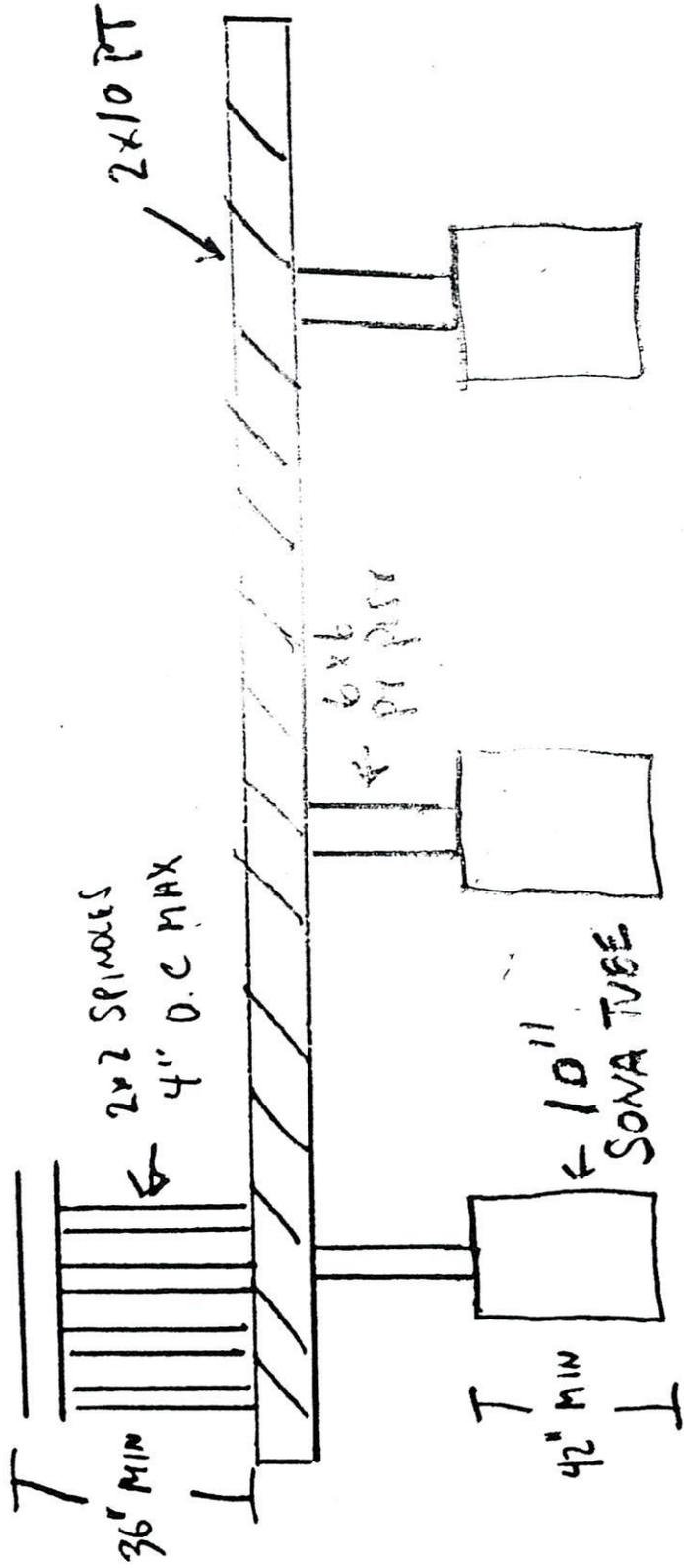
WILLIS, MILTON A. JR. & KATHLEEN
2 HASTINGS AVE
NUTLEY, NJ 07110
RE: 2 HASTINGS AVENUE

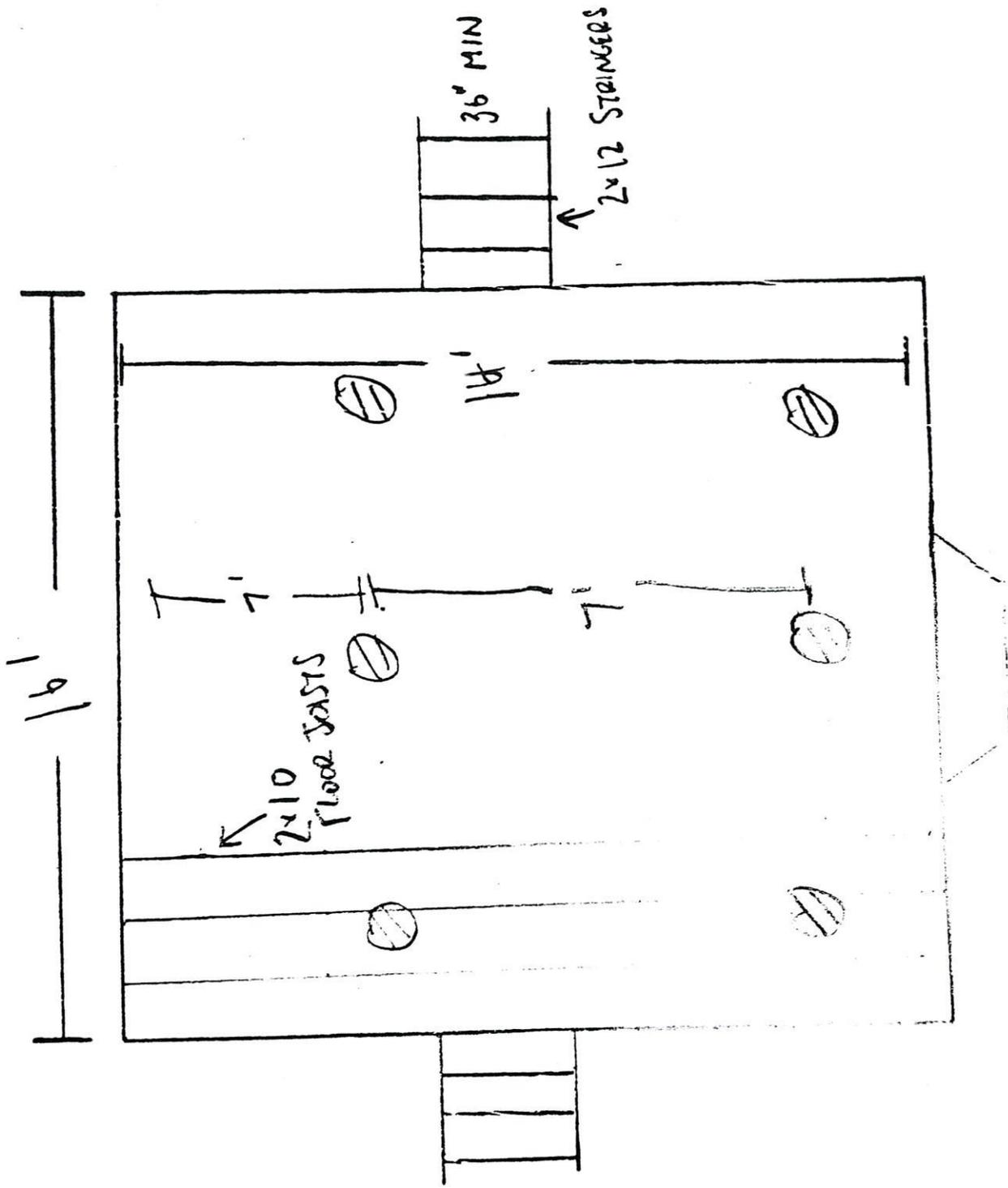
Block-Lot: 8106-14

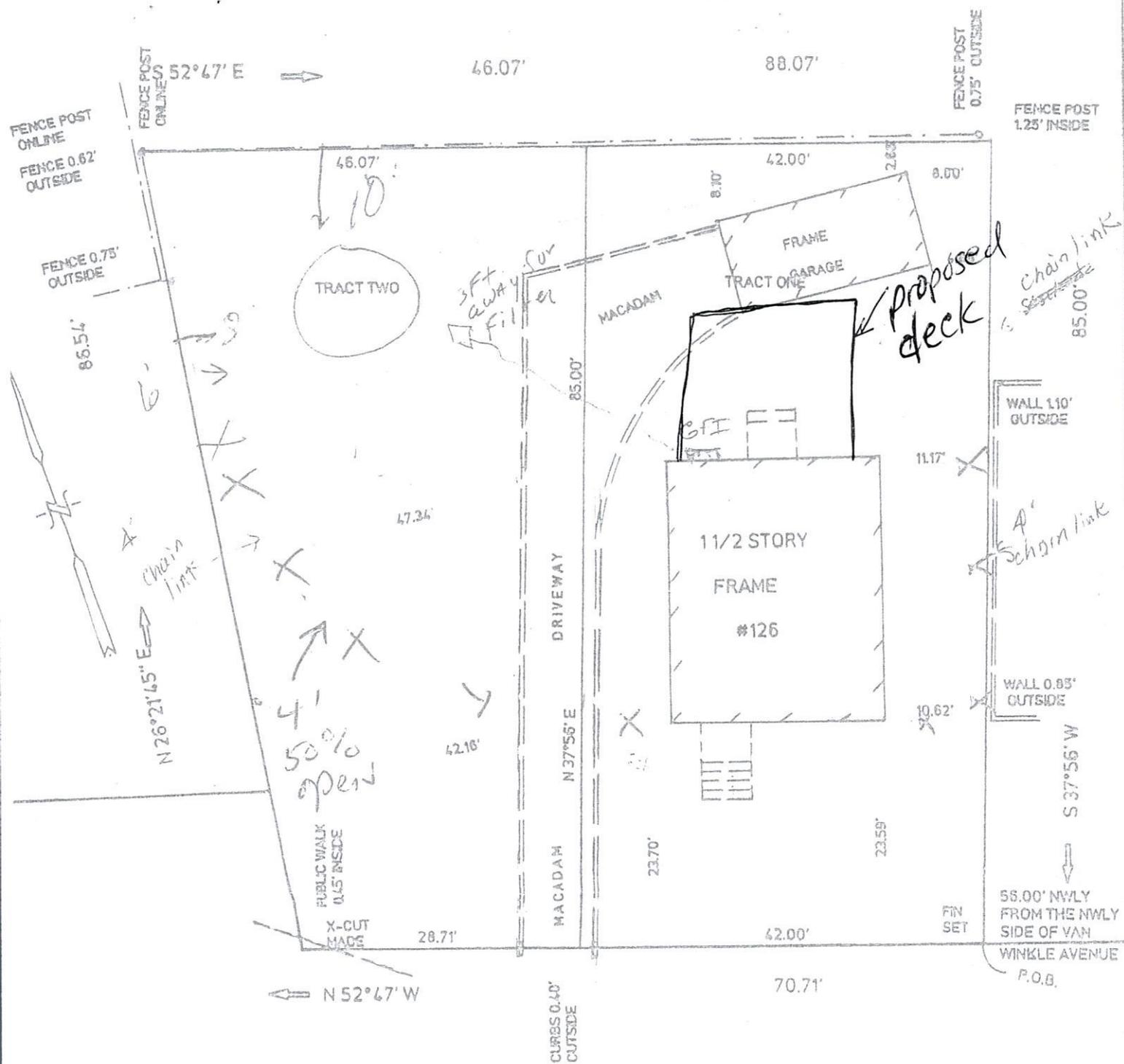
KISH, EDWARD K. SR. & MARIA A.
140 SAN ANTONIO AVE
NUTLEY, NJ 07110
RE: 140 SAN ANTONIO AVENUE

Block-Lot: 8106-9

PEREZ, LOUIS R. & RODGERS, CATHERINE
477 HARRISON ST
NUTLEY, NJ 07110
RE: 477 HARRISON STREET







SAN ANTONIO (40.0' R.O.W.) AVENUE

ZONING APPROVED
 DATE 6-27-01
 ZONING OFFICER [Signature]
 18' Pool

THIS SURVEY IS CERTIFIED TO RONALD KEMP, UNMARRIED; GACCIONE, POMACO AND BECK, P.C., PRESTIGE TITLE AGENCY, INC.; GREENWICH HOME MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.