

ZONING BOARD OF ADJUSTMENT

"C" VARIANCE APPLICATION  
FLORHAM PARK, NEW JERSEY

FLORHAM PARK

PLANNING & ZONING  
BOARD OFFICE

Application #: BOA20-9 Date Filed: 10/19/20 NOV - 4 2020

Applicant Name: Francis Franco

Property Address: 7 Manker Dr., Florham Park, NJ 07932

Block: 2703 Lot: 45 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: \$200 application fee PER VARIANCE, \$500 initial escrow deposit
  - Non-Residential Application: \$300 application fee PER VARIANCE, \$600 initial escrow deposit

**Applicant Information:**

Applicant(s) Name Francis Franco Phone No: 973-945-4488

Location/Address: 7 Manker Dr., Florham Park, NJ, 07932

Email Address: Ffranco058@gmail.com

**If other than property owner:**

Applicant(s) Name: Tracey Franco Phone No: 973-945-6865

Address: 7 Manker Dr., Florham Park, NJ 07932

**Property Information:**

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

and is approximately 300 ft. feet from the intersection of

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

Block 2703 Lot 45. The property has the following

structures: Single Family House

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

Brief description of work to be done:

Construction of an inground pool with a paver walkway on one side of the pool.

**CHAPTER 250-9**

**ZONING REQUIREMENTS**

**EXISTING CONDITIONS**

**PROPOSED CONDITIONS**

FRONT YARD SETBACK N/A

FRONT YARD SETBACK N/A

FRONT YARD SETBACK N/A

SIDE YARD SETBACK 10

SIDE YARD SETBACK 0

SIDE YARD SETBACK 10

REAR YARD SETBACK 10

REAR YARD SETBACK 0

REAR YARD SETBACK 31

BUILDING HEIGHT N/A

BUILDING HEIGHT N/A

BUILDING HEIGHT N/A

BUILDING COVERAGE %\* 15

BUILDING COVERAGE %\* 17.81

BUILDING COVERAGE %\* 17.81

IMPROVED LOT COVERAGE %\* 30

IMPROVED LOT COVERAGE %\* 38.59

IMPROVED LOT COVERAGE %\* 42.10

\*TOTAL (Building coverage must include overhangs)

The reasons and factual basis asserted by the applicant to grant the relief requested are as follows: If hardship is asserted (NJSA 40:55D-70C(1) indicate the exceptional conditions relative to your property which 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

When we bought our home in 2014 the existing property was already over the allowable percentage of impervious coverage. I am requesting a variance to improve property by putting in an inground pool. I have young children & I would like to have an area where my children & their friends have a safe place to go to under the supervision of myself & my wife. Florham Park is a great town and we love our home.

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).

All the proper steps were taken with the engineer completing the plans to ensure the requested inground pool would not cause any hardship to my neighbors.

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

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

\_\_\_\_\_

**AFFIRMATION OF OWNER AND APPLICANT**

The Owner consents to this application:

Owner(s) Signature: Frank Ferraro Date: 10/19/2020

Applicant(s) Signature \_\_\_\_\_ Date: \_\_\_\_\_  
(if different from owner)

**"FORM A"**

**Borough of Florham Park  
Zoning Board of Adjustment**

**REFUSAL OF A BUILDING PERMIT**  
(This must be completed by the Florham Park Zoning Officer)

To: m/m Franco Date: 10/5/20

Your application for a building permit to construct In ground Pool

On the property located at 7 Markur Dr.

Known as Block 2703 Lot 45 on the Tax Map of the Borough of Florham Park is hereby denied for non-compliance with the provisions of Section (s) 250-9 of the Municipal Zoning Ordinance for the following reason(s):

Exceeds Allowable Improved Coverage -  
38.82% plus Landscape Wall

Note: Existing house exceeds Allowable Building Coverage - (17.8%)

\* Plans w/ Zoning table MUST be Revised to  
Include all Walls in Improved  
Calculation

Signed: [Signature]  
Janet Doherty, Zoning Officer

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

**FORM "B"**

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

**PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY**

I Francis Franco, 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:

7 Manker 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)