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BOA 2004
TOWN OF WESTFIELD
APPLICATION

45 days / 3/12/20
120 days / 3/12/20
120 days / 3/12/20
(date of 7/7/20)

I. Identification:

This appeal is from (applicant's name) LORA + TIPTON FORD

street address 40 SUNNYWOOD DRIVE telephone 513-404-6134

e-mail FORD.LORA@GMAIL.COM
THE713@OUTLOOK.COM fax _____

for property in Westfield, NJ located at (street address) 40 SUNNYWOOD DRIVE

II. To: (check one)

- Planning Board
 - Board of Adjustment
- Board Secretary: Linda Jacus 908-789-4100 extension 4602
Both Boards: 959 North Avenue West, Westfield, NJ 07090: FAX 908-789-4113

III. For a Hearing For: (Check all applicable)

Specific Applicable Sections of the Westfield L.U.O. for:
Submission Requirements Checklists

Procedures

<input checked="" type="checkbox"/> *C variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *D variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Conceptual Site Plans & Subdivisions	9.04	8.07
<input type="checkbox"/> Minor Site Plan	9.02, 9.03, 9.08	8.06, 8.08, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Site Plan	4.03C, 9.02, 9.03, 9.09	4.04, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Site Plan	9.02, 9.03, 9.10	8.06, 8.11
<input type="checkbox"/> Minor Subdivision	9.02, 9.03, 9.05	8.01, 8.06, 8.09, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Subdivision	4.03D, 9.02, 9.03, 9.06	4.04, 8.01, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Subdivision	9.02, 9.03, 9.07	8.06, 8.11
<input type="checkbox"/> **Conditional Use	9.02, 9.03	4.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure in street, drainage way, flood basin, reserved area	4.03F, 7.01E2	4.04, 7.01E, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure on lot not abutting street	7.01F2	4.04, 7.01F, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "a" appeal/ administrative officer error	7.02B2 & 3	7.02A & B, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "b" appeal/ interpretation ordinance/map	4.03B, 7.02C1 & 2 & 3	4.04, 7.02A & C, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Residential cluster	9.02, 9.03, 9.06, 8.12, 11.03F	8.13, 8.14

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*Public noticing is required pursuant to Section 4.03 & 4.04 ** A major site plan review is also required with a conditional use application

IV. Application Description: Briefly describe the nature and scope of this application, including proposed uses and improvements. All subdivision appeals must state the present and proposed number of lots.

The homeowners are seeking relief from Section 12.03D Front Yard Requirement for the addition of a new front porch. The proposed porch encroaches into the prevailing front yard by 4.12 ft and is 22 SF over the allowable 35 SF threshold for an ingress/egress platform.

V. Reasons: Briefly summarize the reasons why you believe this appeal should be granted.

The homeowners are seeking to enhance the curb appeal of their home and create a more gracious and functional entryway. The proposed porch is larger than the 35 SF permitted encroachment because that footprint best aligns with the proposed improvements to the front facade and rooflines, thus enhancing the integrity of the design and overall curb appeal of the home. There is no detriment to the surrounding neighbors.

VI. Property Description: Please provide the following information about the property, which is the subject of this appeal.

• Enclose a scaleable (full size) copy of a location survey of the property; showing the surveyors name and license number, and date of survey, if this information is not otherwise provided on a site plan or subdivision plat. Survey can be no more than 2 years old.

• Street address 40 SUNNYWOOD DRIVE

Zone district RS-16 Block No. 205 Lot No. 1

• Dimensions of lot 231.09 FT WIDE x 124 FT DEEP
167.27 FT FRONTAGE Area of lot 14,535.03 sq. ft.
(pic-shaped lot)

• Use of premises present PRIMARY RESIDENCE NO USE CHANGE
proposed PRIMARY RESIDENCE

The proposed use is: permitted by ordinance a conditional use which has been granted by the Planning Board or Zoning Board of Adjustment
 a use permitted by variance a nonconforming (i.e. "grandfathered") use not a permitted use

Name of Owner LORA + TIPTON FORD Telephone No. 513-404-6134
Street address of Owner 40 SUNNYWOOD DRIVE Fax No. _____
WESTFIELD, NJ 07090

• Does the above owner also own any property that abuts the subject property?

No Yes If yes, address: _____

If yes, is the abutting property subject to the Loechner-Campoli rule of merger? No Yes (If you don't know, check with the Tax Assessor in the Municipal Building.)

• Are there any present deed restriction(s) which affect this property? No Yes If yes, attach copy of deed, including language of restriction(s).

• Are there any pending proceedings, concerning the property which is the subject of this application, before any federal, state, or local board of authority? No Yes If yes, list here and attach a brief description of each.

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ESCROW

VII. Attorney Identification: Private individuals, or sole proprietors may represent themselves (i.e. present the application) before the Board. All other categories of applicants must be represented by an attorney. (reference: 1998 Cox - pages 477 & 478)

If applicant (or owner) is to be represented by an attorney, please furnish the following information:

Attorney's name _____ Telephone No. _____
Attorney's firm _____ Fax No. _____
Street address _____

VIII. Notarization:

I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board, and the Zoning Board of Adjustment, their Attorney and the Zoning Officer of the Town of Westfield, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for a mutually agreeable time.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

Tipton Ford
Signature of Applicant (in the presence of a Notary)

Print Name: Tipton Ford
Address: 40 Sunnywood Dr.
Westfield, NJ 07090
Home phone (513) 518-1212
Business phone (973) 322-4298

Sworn and Subscribed to
before me this 15th
day of January, 2020

Melissa Garcia
MELISSA GARCIA
Notary Public
My Commission Expires 9/24/2020

IX. Do not write in the following spaces:

TO BE COMPLETED BY THE ZONING OFFICER:

- To the best of my knowledge and belief, this application is complete and correct.
- This application is currently the subject of a:
 - _____ Zoning violation notice, No. _____, copy enclosed.
 - _____ Municipal Court complaint, docket No. _____, copy enclosed.
 - _____ Other pending action, (describe) _____
 - _____ None of the above

Kathleen Merrill

Signature

TO BE COMPLETED BY THE BOARD SECRETARY:

Has there been any previous appeals(s) involving these premises?
 No Yes If yes, attach copies of resolution(s)

TO BE COMPLETED BY THE COMPLETENESS DESIGNEE:

Application accepted as complete on 3/9/20

Linda Jones
Signature

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TOWN OF WESTFIELD

LIST OF EXISTING NON-CONFORMING ZONING CONDITIONS

Section 7.01B Review of existing non-conforming conditions in connection with applications for variances or for the direction of the issuance of certain permits.

When reviewing applications for variances or for the direction of the issuance of certain permits, the Board shall determine whether any existing non-conforming conditions involving the subject property will exacerbate, intensify, alter, affect or in some way result in a significant impact on the proposed use, structure or land. If the Board finds that no substantial impact or detriment will result, the Board shall so state in its findings of fact in the resolution for the application, without the need for such existing non-conforming conditions to meet the criteria established by N.J.S.A. 40:55D-34, 36, 51a, 51b, 70c and 70d and this ordinance for variances or exceptions. If the Board finds that substantial impacts or detriments will result, however, the application shall not be approved unless and until the applicant agrees to mitigate or eliminate such impacts or detriments to the maximum extent possible.

The above shall not be construed to alter the review procedures not the criteria for granting variances or exceptions for violations proposed by the development or existing illegally on the subject property.

Note: This list must be consistent with the Variance Table, if otherwise required.

Section: 11.05 E.1	Nature of Deficiency: LOT AREA UNDERSIZED	
Permitted: 16,000 SF	Present: 14,535.03 SF	Proposed: NO CHANGE
Section: 11.05 E.4	Nature of Deficiency: LOT DEPTH UNDERSIZED	
Permitted: 140 FT	Present: 124 FT	Proposed: NO CHANGE
Section: 2.11 G	Nature of Deficiency: CONTINUOUS WALL LENGTH	
Permitted: 25 FT	Present: 25.13' L / 34' R	Proposed: NO CHANGE
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:

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TOWN OF WESTFIELD

LIST OF NEW C.40:55D-70 c AND d VARIANCES REQUESTED

SECTION 9.02: GENERAL REQUIREMENTS; SUPPORTING DOCUMENTATION

In addition to the submission requirements for the individual categories of applications in the following sections, categories of applications, except for conceptual site plans and conceptual subdivisions, shall be required to submit a statement indicating all of the provisions of the Land Use Ordinance from which a waiver or variance is sought.

Note: This list must be consistent with the Variance Table, if otherwise required.

Section: 12.03 D	Nature of Deficiency: FRONT YARD - ESTABLISHED PREVAILING SETBACK	
Permitted: 40 FT OR (34.7') ESTABLISHED PATTERN	Present: 34.7 FT Proposed: 30.58 FT	
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	
Permitted:	Present:	Proposed:
Section:	Nature of Deficiency:	

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TOWN OF WESTFIELD

REQUIREMENTS AND VARIANCES SUMMARY TABLE PER SECTION 911 B.7.

THIS TABLE MUST BE INCLUDED WITH ALL APPLICATIONS FOR "C" AND "D" VARIANCES, AND MUST BE SHOWN ON ALL REQUIRED SITE PLANS, SUBDIVISION PLANS, AND PLOT PLANS

The below regulations are for all RS, RM and P zones applications. All RA, O, CBD and GB zone applications use the "Bulk and Lot Regulations" for the zone.

APPLICANT: LOKA + Tipton Ford STREET ADDRESS: 40 SUNNYWOOD DRIVE
 ZONE: RS-16 PROPOSED

REG. NO.	REGULATION	UNITS	REQUIRED	LOT No.	VARIANCE?*	LOT No.	VARIANCE?*
11.05 E.1	Minimum gross area	sq. ft.	16,000 SF	14,535.03			
11.05 E.2	Minimum area within first ft. of depth	ft.	16,000 SF	14,535.03			
11.05 E.2	Minimum width	ft.	90 FT	231.09'			
11.05 E.3	Minimum frontage	ft.	90 FT	167.27'			
11.05 E.4	Minimum depth	ft.	140 FT	124' AVG			
11.05 E.5	Minimum front yard (per Sections 12.03C & D & E)	ft.	EST. FRONT 34.7'	30.58'	*		
11.05 E.6	Minimum Sideyard	ft.	15 FT	25.5'L			
11.05 E.6	"	ft.	15 FT	34.28'R			
11.05 E.6	Minimum rear yard	ft.	40 FT	N/A			
12.04 F	Maximum building coverage (without deck)	%	20% (36,000 SF)	12% (17,500 SF)			
12.04 F	Maximum building coverage (with deck)	%	22% (4000 SF)	N/A			
12.04 E	Maximum FAR or total habitable floor area	%	30% (4,000 SF)	17.64%			
11.05 E.8	Maximum building height	ft.	33.5 FT / 2.5 STY	~26.65' (1.5 STY)			
12.04 G	Maximum all improvements coverage	%	50% (6,400 SF)	24.9% (36,215 SF)			
11.05 E.17	Other: MAX EAVE HEIGHT		22 FT	12.10 FT			
2-11 G	Other: CONTINUOUS WALL LENGTH		25 FT	25.13' / 34' 4"			
	Other:						
	Other:						
	Other:						
	Other:						
	Other:						
	Other:						
	Other:						

NOTE: This table must be consistent with the two variance lists, if they are included in the application.

* Single star all variances which are new variances; i.e. are not pre-existing, non-conforming conditions which will continue.

TOWN OF WESTFIELD
UNION COUNTY NEW JERSEY

AFFIDAVIT OF OWNERSHIP

I, Tipton Ford, of full age, being duly sworn
(Print Name)

according to law, do hereby certify that I am the (check one) owner or duly authorized officer of the owner (as listed on the application form), of the following property which is the subject of the within application to the Westfield Planning Board or Zoning Board of Adjustment:

Block & Lot (s) _____

Street Address(es) 40 Sunnywood Dr. Westfield, NJ 07090

Check one:

1. As the owner (or officer of), I am the Applicant in the within application.
2. _____ As the owner (or officer of), I am not the Applicant. I certify that I have reviewed and consent to the within application and that the information contained herein is true and correct to the best of my knowledge. I authorize the following entity/individual to act as the Applicant in making this application:

a. Authorized Individual/Entity: _____

b. Authorized Individual/Entity Interest in Property (i.e., Tenant, Contract Purchaser): _____

Tipton Ford
(Signature of Owner/Officer of Owner)

Sworn and subscribed to
before me on this 15th
day of January, 2020.

Melissa Garcia
Melissa Garcia
Notary Public of New Jersey
Commission Expires 9/24/2020

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Notes Exist

Block: 205

Lot: 1

Qualifier:

Owner: FORD, TIPTON H & LORA S

Prop Loc: 40 SUNNYWOOD DRIVE

Account Id: 00000198

Restricted Edit

Tax Bill

PTR Form

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2020	2		4,308.06	4,308.06	.00	4,308.06
2020	1		4,308.07	4,308.07	.00	4,308.07
2020		Total	8,616.13	8,616.13	.00	8,616.13
2019	4		3,434.72	.00	.00	.00
2019	3		3,426.72	.00	.00	.00
2019	2		5,185.40	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/17/20 Interest Date: 11/07/2019

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/07/2019

TOTAL TAX BALANCE DUE

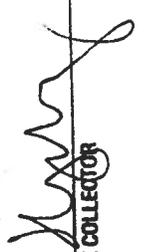
Principal: .00 Penalty: .00 Total: .00

Misc. Charges: .00 Interest: .00

* Indicates Adjusted Billing in a Tax Quarter.

1/27/20

CERTIFICATION
TAXES PAID UP TO DATE
 NEXT TAX DUE 2/1/20
 ANY QUESTIONS, CALL 908-789-4051


 TAX COLLECTOR

OWNER & ADDRESS REPORT

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WESTFIELD

40 SUNNYWOOD DR

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
201	60		2	KELLY, STEPHEN & LAUREN 65 FAIRHILL DR WESTFIELD, NJ 07090	65 FAIRHILL DR	
201	61		2	GONG, SHIH SUNG & LIN LIN 61 FAIRHILL DR WESTFIELD, NJ 07090	61 FAIRHILL DR	
201	62		2	PECORA, RICHARD S & FRANCINE LUBRANO 51 SUNNYWOOD DR WESTFIELD, N J 07090	51 SUNNYWOOD DRIVE	
201	63		2	PINDILLI, CARMINE & KATHLEEN 41 SUNNYWOOD DR WESTFIELD, NJ 07090	41 SUNNYWOOD DRIVE	
201	64		2	GLENNON, ANNE JORDAN 37 SUNNYWOOD DR WESTFIELD, N J 07090	37 SUNNYWOOD DRIVE	
201	65		2	MOBARAKAI, NEVILLE & DONNA M 33 SUNNYWOOD DR WESTFIELD, NJ 07090	33 SUNNYWOOD DRIVE	
201	66		2	FRIEDMAN, DAVID B & ALLISON A 29 SUNNYWOOD DRIVE WESTFIELD, NJ 07090	29 SUNNYWOOD DRIVE	
202	1		2	HOLTZMAN, STEPHEN & SHARI 70 FAIRHILL DR WESTFIELD, NJ 07090	70 FAIRHILL DR	
202	2		2	MARKS, EVAN & EFRAT 84 FAIRHILL DR WESTFIELD, NJ 07090	84 FAIRHILL DR	
202	3		2	MILLER, SARAH F 88 FAIRHILL DR WESTFIELD, NJ 07090	88 FAIRHILL DR	
202	7		2	BUTLER, KEVIN P & DIANA L 977 WOODMERE DRIVE WESTFIELD, NJ 07090	977 WOODMERE DRIVE	
202	8		2	DECOTIIS, CHRISTOPHER & BENINATO, T 52 FAIRHILL DR WESTFIELD, NJ 07090	52 FAIRHILL DR	
202	9		2	LEBWOHL, IAN & AMY 56 FAIRHILL DR WESTFIELD, NJ 07090	56 FAIRHILL DR	
202	10		2	FOX, RICHARD H & MICHELLE C 60 FAIRHILL DR WESTFIELD, NJ 07090	60 FAIRHILL DR	
205	1		2	FORD, TIPTON H & LORA S 40 SUNNYWOOD DRIVE WESTFIELD, NJ 07090	40 SUNNYWOOD DRIVE	
205	2		2	KAUFMAN, JACK & STACEY 55 FAIRHILL DR WESTFIELD, NJ 07090	55 FAIRHILL DR	
205	3		2	BORAK, ANDREW & LENA TENZER 973 WOODMERE DRIVE WESTFIELD, NJ 07090	973 WOODMERE DRIVE	
205	4		1	PRIVATE DRIVEWAY NOT ASSESSED 00000	969 WOODMERE DRIVE.	
205	5		2	DELLICATO, WILLIAM M & LORI A 965 WOODMERE DRIVE WESTFIELD, NJ 07090	965 WOODMERE DRIVE	

OWNER & ADDRESS REPORT

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WESTFIELD

40 SUNNYWOOD DR

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
205	6		2	VILLAR, CARMEN S & JASON R 957 WOODMERE DRIVE WESTFIELD, NJ 07090	957 WOODMERE DRIVE	
205	9		2	BROWN, BARBARA M 24 SUNNYWOOD DR WESTFIELD, N J 07090	24 SUNNYWOOD DRIVE	
205	10		2	JONES, BRUCE ALLAN & LAURA 28 SUNNYWOOD DR WESTFIELD, NJ 07090	28 SUNNYWOOD DRIVE	
205	11		2	HUA, JAMES Z 36 SUNNYWOOD DR WESTFIELD, NJ 07090	36 SUNNYWOOD DRIVE	



