



DEMPSEY, DEMPSEY & SHEEHAN

387 Springfield Avenue
Summit, New Jersey 07901
ddsnjlaw.com

Wilfred L. Dempsey (1906-1974)
Jerry R. Dempsey (Retired)
Bartholomew A. Sheehan, Jr.
Robert W. Dempsey (NJ & FL Bar)

Hilary P. Ulz
Mark J. Scancarella
Amanda C. Wolfe (NJ, NY & FL Bar)

June 17, 2025

Amanda C. Wolfe, Esq.

O: 908-277-0388 ext. 128

D: 908-679-8872

F: 908-277-1813

awolfe@ddsnjlaw.com

Via Electronic Mail (landuse@cityofsummit.org) and Hand Delivery

Christopher Nicola
512 Springfield Avenue
Summit, NJ 07901

**RE: Guang Yang and Danhui Xu
 30 Ridgedale Avenue, Summit, NJ 07901
 Block 4204, Lot 35**

Dear Mr. Nicola:

Enclosed for filing with the Zoning Board of Adjustment, please find the following:

1. Check in the amount of \$200 for fees;
2. Check in the amount of \$800 for escrow;
3. Original and 12 copies of application form;
4. Original and 12 copies narrative description of the project;
5. Original and 12 copies of plans prepared by Lester Katz, last revised June 5, 2025, same consisting of three (3) sheets;
6. Original and 12 copies of a table of uses;
7. Original and 12 copies of the certified list of property owners;
8. Original copy of evidence of paid property taxes;
9. Original copy of proposed notice to owners within 200';
10. Original copy of the proposed advertisement; and

11. Original copy of the completed checklist.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Dempsey, Dempsey & Sheehan

A handwritten signature in blue ink that reads "Amanda C. Wolfe". The signature is written in a cursive, flowing style.

Amanda C. Wolfe

ACW/acw



APPENDIX E-2
ZONING BOARD APPLICATION CHECKLIST
City of Summit, Union County, NJ



Name of Applicant: Guang Yang and Danhui Xu Date: June 17, 2025
Address of Property: 30 Ridgedale Avenue Block 4204 Lot 35
Approval requested: ☐ Appeal zoning officer decision ☐ Interpret Ordinance or Map
☒ Bulk variance ☐ Use Variance

NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.

NOTE: You must collate many of the items on this checklist into separate packages. Please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

	Applicant	City
1. Original and 12 copies of application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Original and 12 copies of narrative description of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Original and 12 copies of plat/property survey, showing the Existing and proposed building setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original and 12 copies of proposed structure, including interiors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Grading plan	N/A	<input type="checkbox"/>
6. Thirteen copies of the zoning officer's decision (if applicable)	N/A	<input type="checkbox"/>
7. Thirteen copies of the area map of properties within 200 feet, Showing each of the following items: a. Street numbers c. north arrow b. Date and graphic scale d. zone district e. uses of each property within 200 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Original and 12 copies of the certified list of owners of property Within 200 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Original copy of evidence of paid property taxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Original copy of the proposed notice to owners within 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Original copy of the proposed advertisement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Subdivision submittal (if applicable)	N/A	<input type="checkbox"/>
13. Site plan submittal (if applicable)	N/A	<input type="checkbox"/>
14. Original copy of this completed checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Application fee and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Electronic copies of all submissions shall be submitted by CD, USB drive or other means acceptable to the Summit Department Of Community Services Staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant – Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____

Administrative Office



CITY OF SUMMIT – Department of Community Services (DCS)

Application for Development – Worksheet

☒ ORIGINAL FILING☐ MODIFICATION OF PRIOR APPROVAL☐ RESUBMITTAL OF INCOMPLETE☐ AMENDED PLAN(S)Address: 30 Ridgedale AvenueBlock (s) 4204 Lot(s) 35 Zone(s) R-6How the property is used (one-family, offices, etc). single-family dwellingProperty Owner: Guang Yang and Danhui Xu Phone: 908-679-8872Email: awolfe@ddsnjlaw.comOwner Address: 30 Ridgedale AvenueApplicant: Guang Yang and Danhui Xu Phone: 908-679-8872Email: awolfe@ddsnjlaw.com

FILL IN ITEMS 1 THROUGH 5 – MARK EACH BOX OR CIRCLE AS APPROPRIATE FOR YOUR APPLICATION

① TYPE OF PROPERTY:

☒ RESIDENTIAL☐ OTHER

② TYPE OF APPLICATION:

☐ Appeal☐ Interpretation☒ C – Bulk variance☐ D – Use Variance☐ Conditional use☐ D-Floor area ratio (FAR)☐ Minor subdivision☐ Major subdivision☐ Site plan☐ Other _____☐ Concept Plan☐ Preliminary☐ Final③ Number of lots: 1 Existing
1 Proposed④ Number of dwelling units 1 Existing
1 Proposed⑤ Building area: 1276.16 sf Existing
306.46 sf Proposed new *
1582.62 sf Total site building area

* NEW INCLUDES ADDITIONS AND EXPANDED AREAS AS WELL AS NEW STRUCTURES, BUT DOES NOT INCLUDE AREAS ALTERED WITHIN THE EXISTING BUILDING FOOTPRINT

⑥ Comments: Please see the attached memorandum in support of the application.⑦ Signature: Amanda C Wolfe Date: 6/11/25

ORIGINAL

Application to Zoning Board of Adjustment
of Summit, New Jersey

Summit, N.J. June 17, 2025

In the matter of the petition of _____ for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner: Guang Yang and Danhui Xu
residing at 30 Ridgedale Avenue says:

- 1.) Petitioner is the owner of property located at 30 Ridgedale Avenue.

Block 4204, Lot(s) 35 on the Tax Map located in the R-6 Zone.

- 2a.) With respect to said property petitioner desires a variance, special exception, or other relief from the bulk requirements of the Zoning Ordinance of the City of Summit to permit the use of the property in the following manner: Please see the attached memorandum in support of the application.

- 2b.) The proposed use described above requires the following variances: Please see attached memorandum in support of the application.

3. The premises affected are more particularly described as follows:

Area of Plot 9,911.98 square feet

Area of existing structures which will remain 1,276.16 square feet

Total area of plot to be occupied by structures 1,582.62 square feet

Percentage of lot to be occupied by structures 15.96 percent

Proposed set-back, front line 30.46 feet;

Proposed sidelines (specify if corner) 14.5/3 feet;

Proposed rear yard 86.52 feet;

Year house built _____.

Other pertinent characteristics None

4. There has been no previous petition for relief involving these premises except: _____

5. The reasons which support petitioner's claim of the right to relief are as follows: _____

Please see attached memorandum in support of application.

6. Attached hereto and made a part hereof are the following:

(a) Complete set of plans of any proposed building alteration or extension including schematic floor plans and elevations with sufficient notations to clearly establish the extent and character of the proposed structure;

(b) Plot plan showing size of plot bounding streets: compass point, size, type and location of all existing buildings and improvements on the plot; size and location of proposed building and improvements; distance of all property lines from buildings and improvements including the proposed building or buildings.

By signing this section, the petitioner hereby gives consent for City Officers and Board Members to enter upon this property for the purpose of reasonable inspections to investigate representations made herein.

Amanda C. Wolfe
Petitioner's Counsel

Petitioner's Phone Number 908-679-8872

Petitioner's Email awolfe@ddsnjlaw.com

Attorney's name, address, phone, email and fax numbers:

Amanda C. Wolfe

387 Springfield Avenue, Summit, NJ 07901

908-679-8872

Fax: 908-277-1813

State of New Jersey
County of Union

Amanda C. Wolfe, being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Amanda C. Wolfe
Petitioner's printed name

Amanda C. Wolfe
Petitioner's Counsel's signature

Sworn and subscribed before me this
16th day of June, 20 25

Angela Murray
Notary Public

☐ Check if copies of documents are attached.
ANGELA MURRAY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
07-21-2027

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
Narrative

Narrative

The Applicants, Guang (“Jay”) Yang and Danhui Xu, are the owners of property located at 30 Ridgedale Avenue, which is designated as Block 4204, Lot 35 on the Official Tax Map of the City of Summit (the “Property”). The Property is located in the R-6 Zoning District and consists of approximately 9,912 square feet. The Property is presently improved with a 1.5 story frame dwelling, paver patio, shed, paver walkways, and an asphalt driveway. The shed is proposed to be removed.

Section 35-14.2.F of the City of Summit Development Regulations Ordinance (the “Ordinance”) provides that dwellings in the R-6 Zone District require a minimum of one enclosed garage space. Here, the dwelling currently lacks a garage and, therefore, does not comply with this provision of the Ordinance. To remedy this nonconformity, and to improve the functionality of the dwelling, the Applicants propose to construct an attached 11.5 foot by 22 foot one-car garage along the southerly side of the existing dwelling. The Applicants are also proposing a new vestibule and front steps. The asphalt driveway behind the proposed garage will likely be removed. Overall, the proposal will increase the coverage by 306.46 square feet (15.96% proposed; 20% permitted). The total lot coverage will be reduced by approximately 42 feet (30.54% existing; 30.1% proposed; 40% permitted).

The Applicants seek the following variance relief in connection with the proposed construction of the garage:

1. Bulk variance relief for a proposed side-yard setback of 3 feet, whereas the existing side-yard setback is 14.5 feet, and the minimum required side-yard setback is 8 feet, pursuant to Appendix C, Schedule of Space Regulations, of the Ordinance;
2. Bulk variance relief for a proposed combined side-yard setback of 17.5 feet (29.16%), whereas the minimum required combined side-yard setback is 19.8 feet (33%), pursuant to Appendix C, Schedule of Space Regulations, of the Ordinance
3. Any other exception, design waiver, variance, or other relief determined to be necessary by the Board and/or its reviewing professionals.

The Applicants contend that the requested relief can be granted pursuant to N.J.S.A. 40:55D-70(c)(2). In this regard, the Applicants will demonstrate that granting the requested relief

advances a purpose of the Municipal Land Use Law and that the benefits of granting the requested relief will substantially outweigh any detriment associated therewith. The Applicants will also satisfy the negative criteria.

As to the positive criteria for subsection c(2) variance relief, the proposed garage will eliminate an existing non-conforming condition associated with the lack of any garage parking and the proposed vestibule and front steps will improve the appearance of the dwelling. The proposed garage will provide an indoor location for the Applicants' vehicle such that it will not be visible to the public, thereby improving the appearance of the Property and further advancing the general welfare. There is existing vegetation that will help screen the proposed garage from the view of neighbors and will mitigate the impact of the proposal on the adjacent property. In addition to the benefits of improved functionality, appearance, and conformance with the Ordinance, the Applicants note that the project also involves the removal of the existing asphalt that will be located to the rear of the proposed garage. On balance, the Applicants contend that the benefits associated with granting the requested relief substantially outweigh any detriment associated with the proposal, particularly given the existing landscaping.

As to the negative criteria, the Applicants contend that granting the requested relief will not result in substantial detriment to the public good or substantial impairment of the Master Plan and Zoning Ordinance. As to the substantial detriment prong of the negative criteria, the Applicants contend that the proposed garage and vestibule will not have a negative impact on the neighborhood and, instead, will have a positive impact because the proposed garage and vestibule will make the dwelling more consistent with the neighborhood. The proposed garage will bring the Property closer into conformance with the Ordinance, particularly since garage spaces are required. Additionally, the Applicants contend that the proposed vestibule and garage are aesthetically pleasing and will complement the existing architecture of the dwelling. Any potential detriment associated with the modest one-car garage addition is mitigated by the existing landscaping. As to the substantial impairment prong of the negative criteria, the Applicants contend that garages are permitted, and, in fact, required, and the Applicants are only seeking to comply with the Ordinance requirements. As set forth in the 2000 Master Plan, some of the goals of the Master Plan include preserving existing residential neighborhoods and offering a diversity of housing types; balancing growth and development opportunities with the established pattern of development; updating substandard properties; promoting a desirable visual environment; and continuing Summit's tradition of providing for a variety of housing types. This proposal advances the goals of the Master Plan by providing for modest in-fill development where appropriate and without a significant impact on the existing character of the neighborhood. As such, the

Applicants contend that granting the requested relief would not impair the intent and purposes of the Zoning Ordinance or the Master Plan.

Given the aforementioned, the Applicants contend that they will be able to demonstrate an entitlement to the requested setback relief for the proposed one-car garage and respectfully request that the Board grant their application.

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
Use Plan



Block 4203

Lot 13 – Residential
Lot 14 – Residential
Lot 15 – Residential
Lot 16 – Residential
Lot 17 – Residential
Lot 18 – Residential
Lot 19 – Residential
Lot 20 – Residential
Lot 21 – Residential
Lot 23 – Residential
Lot 24 – Residential
Lot 25 – Residential

Block 4204

Lot 9 – Residential

Lot 10 – Residential
Lot 11 – Residential
Lot 12 – Residential
Lot 13 – Residential
Lot 14 – Residential
Lot 15 – Residential
Lot 16 – Residential
Lot 17 – Residential
Lot 31 – Residential
Lot 32 – Residential
Lot 33 – Residential
Lot 34 – Residential
Lot 36 – Residential
Lot 37 – Residential

Block 4301

Lot 25 – Board of Education/Institutional



PROPERTY OWNERS LIST / 200 FOOT LIST

Application for a *Certified List of Property Owners* within 200 feet of the following:



PROPERTY INFO:

Address: 30 Ridgedale Avenue	Date: March 25, 2025
City, State, Zip Code: Summit, New Jersey 07901	Block: 4204 Lot: 35

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Guang Yang and Danhui Xu	
Address:	30 Ridgedale Avenue	
Email: <small>(required)</small>	awolfe@dds njlaw.com	
Phone:	908-679-8872	

PAYMENT INFO: ☒ **WITH Map (\$11)** ☐ **WITHOUT Map (\$10)** * Applicant must attach their own map if selected.

Fee Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO Date: ____/____/____ Emp.: _____	<input type="checkbox"/> Check Check #: _____	<input type="checkbox"/> Cash
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Zoning/Planning Board Secretary

Date

To Eng: / /
 : ____ am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
4203	13-21, 23-25				
4204	9-17, 31-34, 36, 37				
4301	25				

Notes:

NOTE: In addition to the owners on the above list, the following entities **MUST also be notified if checked:**

- ✓ **UTILITY:** NJ American Water Co., Inc. Attn: Donna Short, GIS Supervisor ~ 1025 Laurel Oak Road - Vorhees, NJ 08043
- ✓ **UTILITY:** PSE&G, Attn: Manager -Corporate Properties ~ 80 Park Plaza, T6B – Newark, NJ 07102
- ☐ **OTHER MUNICIPALITY:** ☐ Property owner(s) in an adjacent municipality ☐ Clerk in an adjacent municipality
- ☐ **COUNTY:** County Planning Board if the property is on a county road
- ☐ **STATE:** Commissioner of Transportation if on/adjacent to state highway/property ~ P.O. Box 600 Trenton, NJ 08625-0600

Engineer/Assistant Engineer

Date

I certify that the attached/above is an accurate & complete list of property owners and addresses from the Tax Assessor records.

Tax Assessor / Staff Assessor

Date

#2014

(Rev:1/19/22)

OWNER & ADDRESS REPORT

SUMMIT

04/23/25 Page 1 of 2

4204-35 30 RIDGEDALE AVE - YANG, GUANG & XU, DANHUI
GUANG YANG & DANHUI XU

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4203	13		2	DRAPER, JILL 17 RIDGEDALE AVE SUMMIT, NJ 07901	17 RIDGEDALE AVE	
4203	14		2	MATTAPPALLIL, AJAY & KIMBERLY 19 RIDGEDALE AVE SUMMIT, NJ 07901	19 RIDGEDALE AVE	
4203	15		2	PETERS, JONATHAN & JEANETTE 21 RIDGEDALE AVE SUMMIT, NJ 07901	21 RIDGEDALE AVE	
4203	16		2	MARINELLO MARITAL TRUST 23 RIDGEDALE AVE SUMMIT, NJ 07901	23 RIDGEDALE AVE	
4203	17		2	PARSIL, ROBERT L. & SHIRTZ, PAMELA J 25 RIDGEDALE AVENUE SUMMIT, N J 07901	25 RIDGEDALE AVE	
4203	18		2	PETITT, ALAN & WINTERS, JENNIFER 27 RIDGEDALE AVE SUMMIT, NJ 07901	27 RIDGEDALE AVE	
4203	19		2	LAI, CHI WAI & LI, WING SZE 31 RIDGEDALE AVE SUMMIT, NJ 07901	31 RIDGEDALE AVE	
4203	20		2	HECKMAN, MILDRED E. 32 RECTOR STREET MILLBURN, NJ 07041	33 RIDGEDALE AVE	
4203	21		2	NIELSEN, ROBERT & ANITA K 35 RIDGEDALE AVENUE SUMMIT, N J 07901	35 RIDGEDALE AVE	
4203	23		2	ENRIQUEZ, JULIO P. 46 BALTUSROL RD SUMMIT, N J 07901	46 BALTUSROL RD	
4203	24		2	SMITH, CLIVE A H 42 BALTUSROL RD SUMMIT, NJ 07901	42 BALTUSROL RD	
4203	25		2	SLAMON, CECILE 40 BALTUSROL RD SUMMIT, N J 07901	40 BALTUSROL RD	
4204	9		2	TANDON, AMANDEEP & KAPIL 91 ASHWOOD AVE SUMMIT, NJ 07901	91 ASHWOOD AVE	
4204	10		2	CASEY, EDWARD & TINA 93 ASHWOOD AVENUE SUMMIT, NJ 07901	93 ASHWOOD AVE	
4204	11		2	ZOTTI, C. ZOTTI THERESE A. LIFE ESTAT 95 ASHWOOD AVE SUMMIT, NJ 07901	95 ASHWOOD AVE	
4204	12		2	YANG, XIAOYU 169 HOBART AVE SHORT HILLS, NJ 07078	99 ASHWOOD AVE	
4204	13		2	101 ASHWOOD AVENUE, LLC 15B HERITAGE DRIVE CHATHAM, NJ 07928	101 ASHWOOD AVE	
4204	14		2	ALBANESE, ANTONIO C & MARIA T 31 GUNN RD BRANCHVILLE, NJ 07826	103 ASHWOOD AVE	
4204	15		2	BONCZO, JOHN 105 ASHWOOD AVE SUMMIT, N J 07901	105 ASHWOOD AVE	

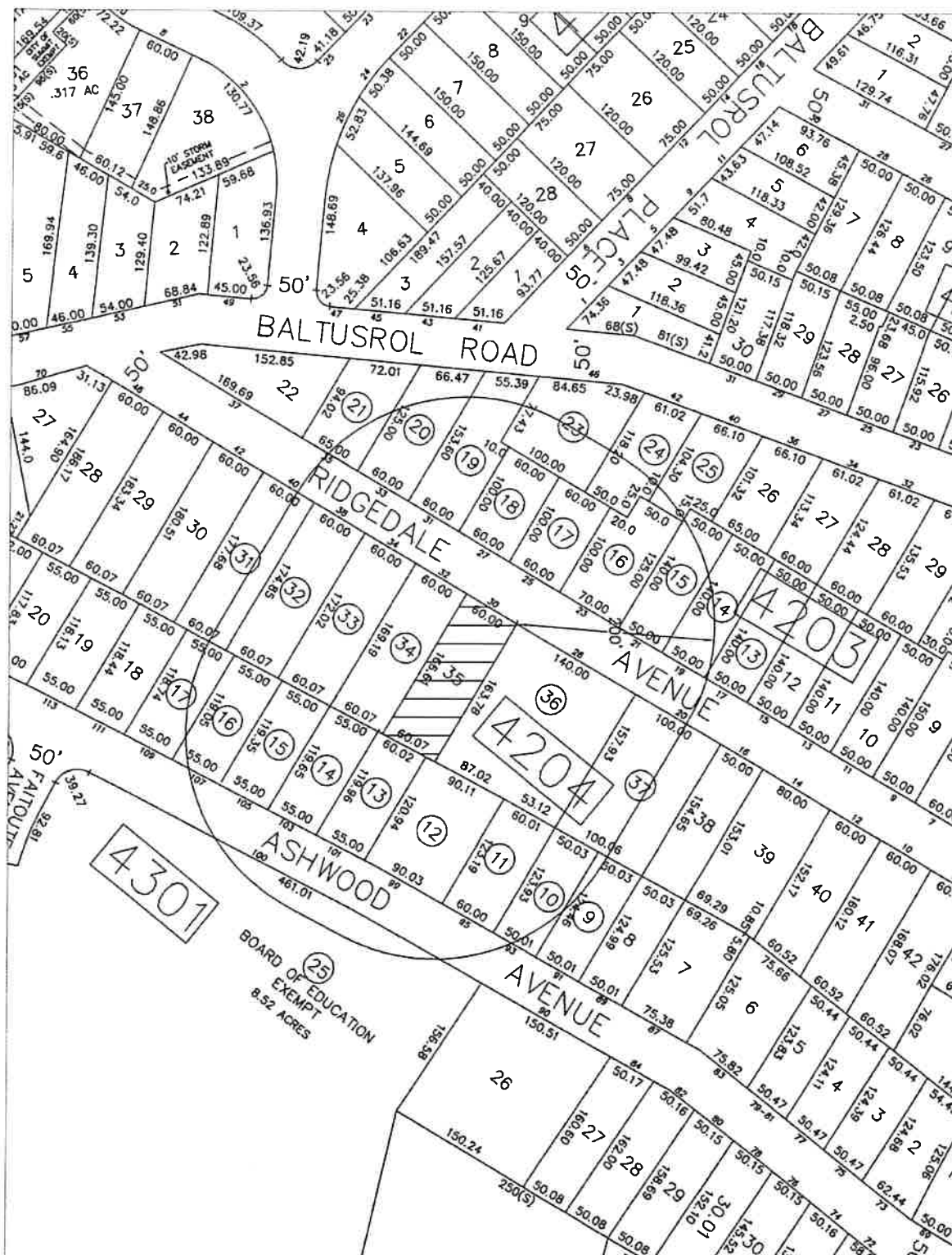
OWNER & ADDRESS REPORT

SUMMIT

4204-35 30 RIDGEDALE AVE - YANG, GUANG & XU, DANHUI
GUANG YANG & DANHUI XU

04/23/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4204	16		2	PERRY, ROBERT & NANCY 107 ASHWOOD AVENUE SUMMIT, N J 07901	107 ASHWOOD AVE	
4204	17		2	DICKSON, ANDREW & WILDE, EMILY 109 ASHWOOD AVE SUMMIT, NJ 07901	109 ASHWOOD AVE	
4204	31		2	GOTTLEIB, DENNIS M. & GAIL I. 40 RIDGEDALE AVE SUMMIT, N J 07901	40 RIDGEDALE AVE	
4204	32		2	TARASCHUK, R J & P A 38 RIDGEDALE AVE SUMMIT, N J 07901	38 RIDGEDALE AVE	
4204	33		2	STEINER FAMILY REVOCABLETRUST 34 RIDGEDALE AVE SUMMIT, NJ 07901	34 RIDGEDALE AVE	
4204	34		2	YANG, EDWARD & YANG, ERICA T 32 RIDGEDALE AVE SUMMIT, NJ 07901	32 RIDGEDALE AVE	
4204	36		2	MAHMOOD, TARIO & FAUZIA 24 SYLVAN WAY SHORT HILLS, NJ 07078	26 RIDGEDALE AVE	
4204	37		2	MILLER, ROBERT W JR & MELISSA 20 RIDGEDALE AVE SUMMIT, NJ 07901	20 RIDGEDALE AVE	
4301	25		15A	BOARD OF EDUCATION 90 MAPLE STREET SUMMIT N J 07901	100 ASHWOOD AVENUE	





Public Utility Registration List Request for Notice of Hearings



Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.J.S.A 40:55D-12, et seq., provided the utility has an easement or other form of right-of-way.

The following listed utilities have registered to receive service of any notice of hearing for development in the City of Summit. Proof of service, as required by the Municipal Land Use Law shall include service to this utility.

- **NJ American Water Company, Inc.
Donna Short
GIS Supervisor
1025 Laurel Oak Road
Vorhees, NJ 08043**
- **PSE&G
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102**

ORIGINAL

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue

Summit, N.J. 07901

Patricia R. Dougherty
Collector of Taxes

Telephone: (908) 275-4800
Fax: (908) 275-4214

ADDRESS: 30 Ridgedale Avenue DATE: March 25, 2025
OWNER(S): Guang Yang and Danhui Xu

BLOCK: 4204 LOT(S): 35

PURSUANT TO THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET. SEQ. PERTAINING TO THE ZONING BOARD OF ADJUSTMENT AND/OR PLANNING BOARD APPLICATIONS. I, HEREBY CERTIFY THAT THE TAXES OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS, OR BOTH, ARE NOT DUE OR DELINQUENT ON THE ABOVE PARCEL(S), AND HAVE BEEN PAID TO DATE ACCORDING TO LAW.

Patricia R. Dougherty
Patricia R. Dougherty
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
200' Notice

Notice to 200' Property Owners

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey (the "Board"), will hold a hearing on _____, 2025 at 7:30 PM in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application filed by Guang Yang and Danhui Xu affecting the property designated as Block 4204, Lot 35 on the Official City of Summit Tax Map, more commonly known as 30 Ridgedale Avenue (the "Property"). You are receiving this notice because your property is located within 200 feet of the subject Property.

The Property is located in the R-6 Zoning District and consists of approximately 9,912 square feet. The Property is presently improved with a 1.5 story frame dwelling, paver patio, shed, paver walkways, and an asphalt driveway. The shed is proposed to be removed. Section 35-14.2.F of the City of Summit Development Regulations Ordinance (the "Ordinance") provides that dwellings in the R-6 Zone District require a minimum of one enclosed garage space. Here, the dwelling currently lacks a garage and, therefore, does not comply with this provision of the Ordinance. To remedy this nonconformity, and to improve the functionality of the dwelling, the Applicants propose to construct an attached 11.5 foot by 22 foot one-car garage along the southerly side of the existing dwelling. The Applicants also propose a new front vestibule with stairs.

In order to construct the proposed garage, the Applicants require the following variance relief:

The Applicants seek the following variance relief in connection with the proposed construction of the garage:

1. Bulk variance relief for a proposed side-yard setback of 3 feet, whereas the existing side-yard setback is 14.5 feet, and the minimum required side-yard setback is 8 feet, pursuant to Appendix C, Schedule of Space Regulations, of the Ordinance;
2. Bulk variance relief for a proposed total side-yard setback of 17.5 feet/29.16%, whereas the minimum required total side-yard setback is 19.8 feet/33%; and

3. Any other exception, design waiver, variance, or other relief determined to be necessary by the Board and/or its reviewing professionals.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected. Beginning Memorial Day and ending Labor Day weekend, City offices are open from 8:00am to 4:30pm Monday-Thursday and 8:00am to 1:00pm on Fridays. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Amanda C. Wolfe
387 Springfield Avenue
Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
Published Notice

Notice for Publication

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey (the "Board"), will hold a hearing on _____, 2025 at 7:30 PM in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application filed by Guang Yang and Danhui Xu affecting the property designated as Block 4204, Lot 35 on the Official City of Summit Tax Map, more commonly known as 30 Ridgedale Avenue (the "Property").

The Property is located in the R-6 Zoning District and consists of approximately 9,912 square feet. The Property is presently improved with a 1.5 story frame dwelling, paver patio, shed, paver walkways, and an asphalt driveway. The shed is proposed to be removed. Section 35-14.2.F of the City of Summit Development Regulations Ordinance (the "Ordinance") provides that dwellings in the R-6 Zone District require a minimum of one enclosed garage space. Here, the dwelling currently lacks a garage and, therefore, does not comply with this provision of the Ordinance. To remedy this nonconformity, and to improve the functionality of the dwelling, the Applicants propose to construct an attached 11.5 foot by 22 foot one-car garage along the southerly side of the existing dwelling. The Applicants also propose a new front vestibule with stairs.

In order to construct the proposed garage, the Applicants require the following variance relief:

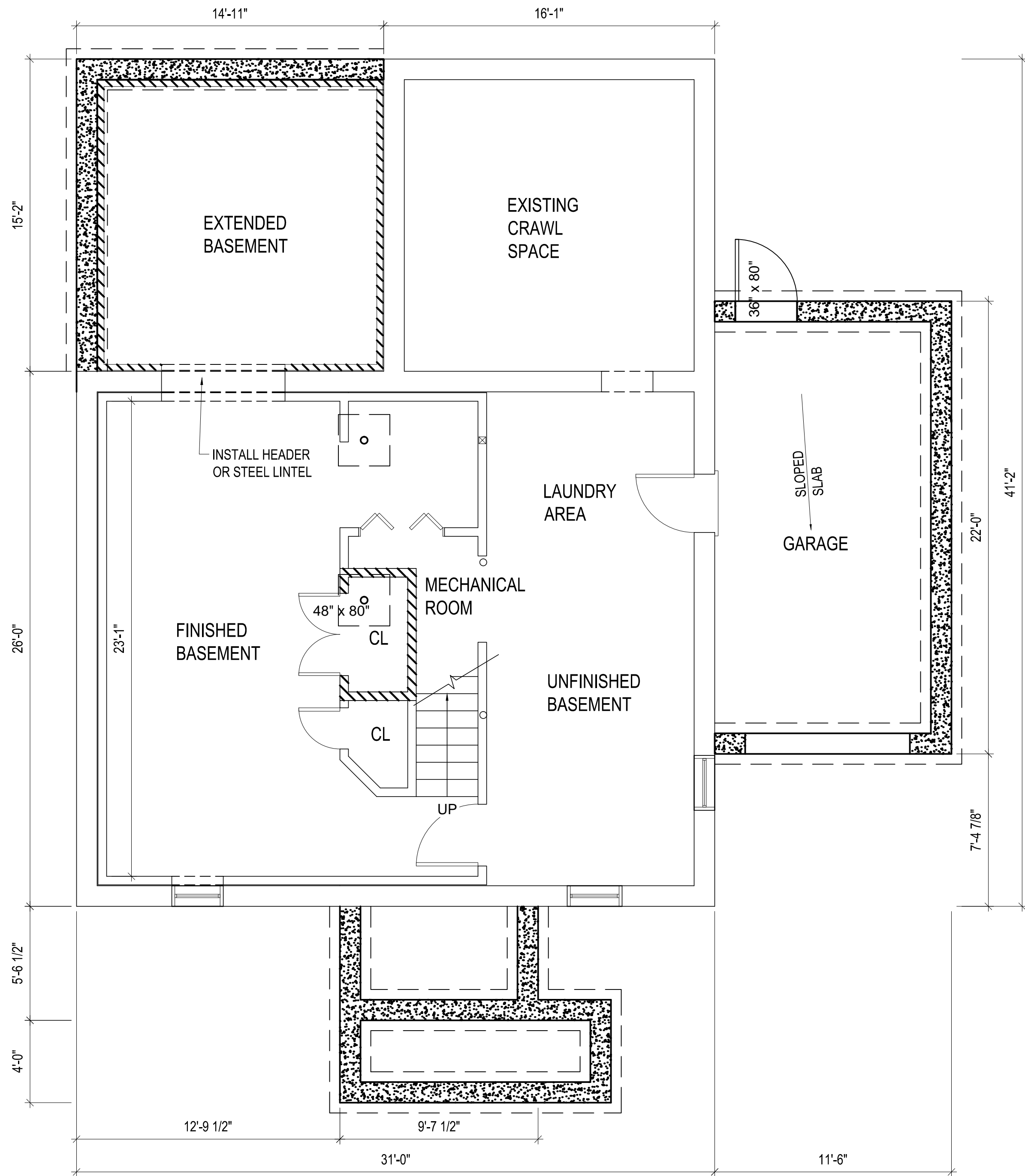
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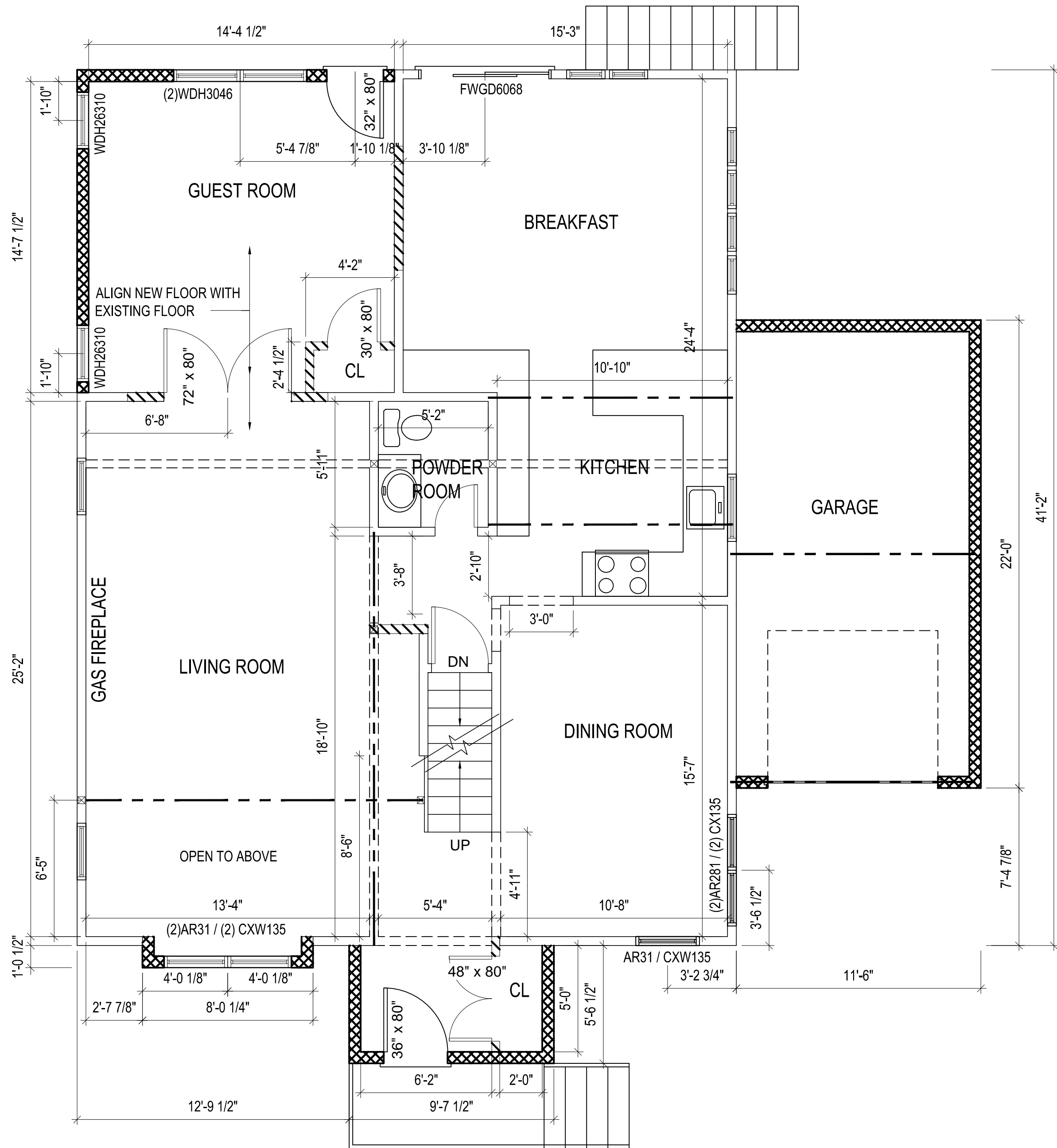
3. Any other exception, design waiver, variance, or other relief determined to be necessary by the Board and/or its reviewing professionals.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected. Beginning Memorial Day and ending Labor Day weekend, City offices are open from 8:00am to 4:30pm Monday-Thursday and 8:00am to 1:00pm on Fridays. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

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387 Springfield Avenue
Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND:

EXIST'G WALL TO REMAIN	
NEW 2 X 6 STUD EXTERIOR WALLS	
NEW FOUNDATION WALL	
SOLID BLOCKING	

FOUNDATION & FIRST
FLOOR PLANS

30 RIDGEDALE AVE
SUMMIT, N.J. 07901

LESTER KATZ NCARB

671 IBSEN STREET
WOODMERE, N.Y. 11598
LESTER@LESTERKATZ.COM
PH. 516-537-8686

PROJECT MANGER
ZEV LAZAR
PH. 862-571-7758



No.	Description	Date
	ISSUED	06-18-24
	ISSUED	06-24-24
	ISSUED	06-26-24
	ISSUED	09-11-24
	ISSUED	09-30-24
	ISSUED	12-09-24
	ISSUED	01-23-25
	ISSUED	05-30-25
	ISSUED	06-05-25

Scale As indicated

Drawn by JR

Checked by ZL

Date

Project number

Dwg #

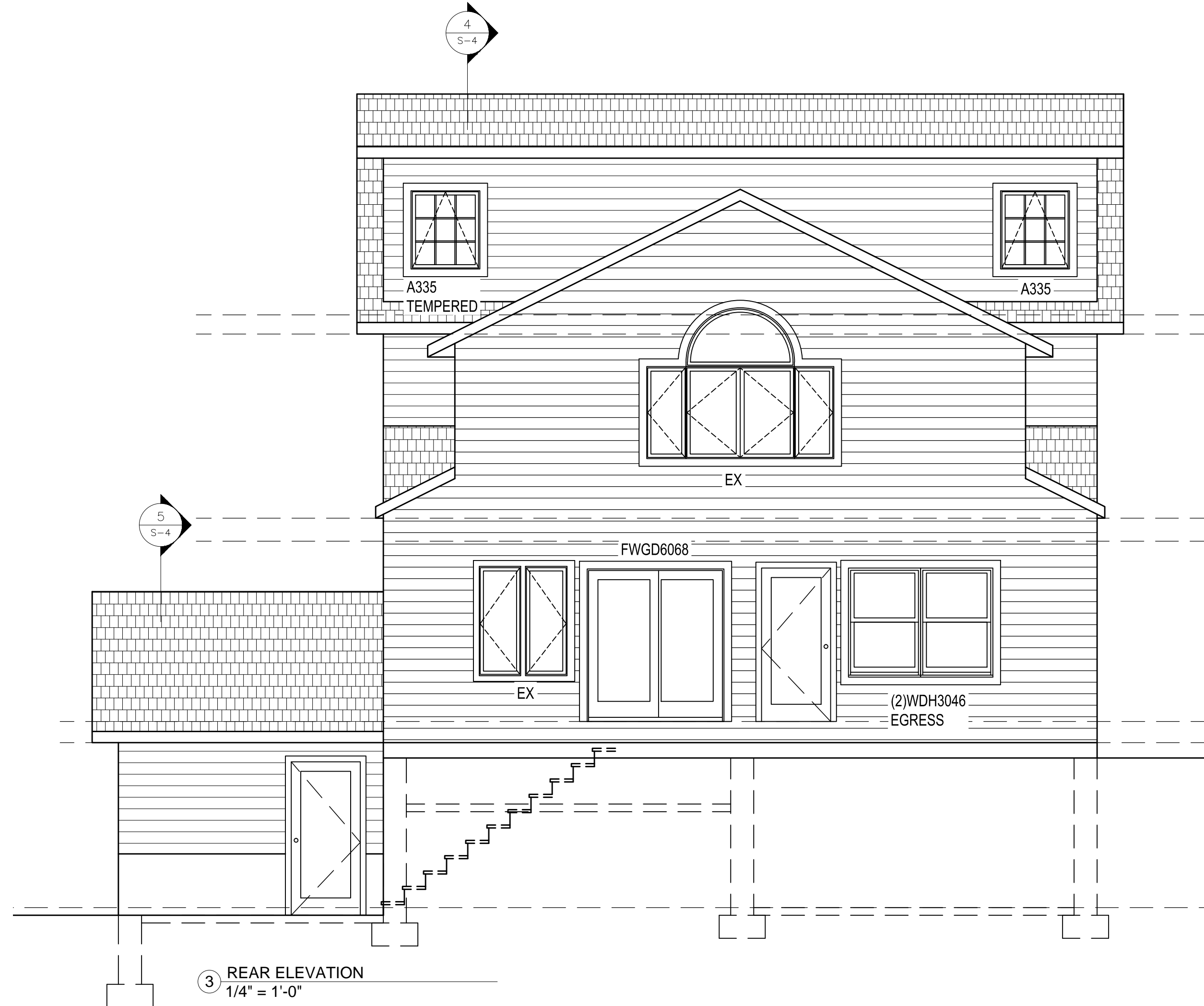
A-1



① FRONT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"



④ LEFT ELEVATION
1/4" = 1'-0"

ELEVATIONS

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No.	Description	Date
	ISSUED	06-18-24
	ISSUED	06-19-24
	ISSUED	06-20-24
	ISSUED	06-24-24
	ISSUED	06-26-24
	ISSUED	09-30-24
	ISSUED	12-09-24
	ISSUED	01-23-25
	ISSUED	01-13-25
	ISSUED	05-30-25
	ISSUED	06-05-25

Scale As indicated

Drawn by JR

Checked by ZL

Date

Project number

Dwg #

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