



CITY OF SUMMIT - Department of Community Services (DCS)  
Application for Development - Worksheet

☒ ORIGINAL FILING  
☐ RESUBMITTAL OF "INCOMPLETE"

☐ MODIFICATION OF PRIOR APPROVAL  
☐ AMENDED PLAN(S)

Address: 14 Hughes Pl, Summit, NJ 07901

Block(s) 4202

Lot(s) 14

Zone(s) R5

How the property is used (one-family, offices, etc.): one-family

Property Owner: Brandon and Michelle Reiss Phone [REDACTED]

Email: [REDACTED]

Owner Address: 14 Hughes Pl, Summit, NJ 07901

Applicant: Brandon and Michelle Reiss Phone: [REDACTED]

Email: [REDACTED]

FILL IN ITEMS 1 THROUGH 5 - MARK EACH BOX ☒ OR CIRCLE ☐ AS APPROPRIATE FOR YOUR APPLICATION.

1 TYPE PROPERTY: ☒ RESIDENTIAL ☐ OTHER

2 Type 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

☐ FINAL

3 Number of lots: 1 Existing

4 Number of dwelling units 1 Existing

1 Proposed

1 Proposed

5 Building area 976 s.f. Existing

241.00 s.f. Proposed new \*

1,217.00 s.f. 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: Proposed plan for new deck to remedy existing conditions where yard access is restricted from 2nd story main floor and 50 sq. ft. new storage space.

7 Signature

[Signature]

Date 06/10/2025



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



Name of applicant Brandon and Michelle Reiss Date 06/10/2025

Address of property 14 Hughes Pl, Summit, NJ 07901 Block 4202 Lot 14

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	✓	_____
2. Original and 12 copies of narrative description of project	✓	_____
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	✓	_____
4. Original and 12 copies of proposed structure, including interiors	✓	_____
5. Grading plan	N/A	_____
6. Thirteen copies of the zoning officer's decision (If applicable)	N/A	_____
7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items: a. <u>street numbers</u> b. <u>date and graphic scale</u> c. <u>north arrow</u> d. <u>Zone district</u> e. <u>uses of each property within 200 ft.</u>	✓	_____
8. Original and 12 copies of the certified list of owners of property within 200 feet.	✓	_____
9. Original copy of evidence of paid property taxes	✓	_____
10. Original copy of the proposed notice to owners within 200'	✓	_____
11. Original copy of the proposed advertisement	✓	_____
12. Subdivision submittal (If applicable)	N/A	_____
13. Site plan submittal (If applicable)	✓	_____
14. Original copy of this completed checklist	✓	_____
15. Application fee and escrow deposit	✓	_____
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.	✓	_____

*Applicant - Please do not write below this line*

On \_\_\_\_\_, this submittal was deemed complete \_\_\_\_\_ incomplete \_\_\_\_\_.

\_\_\_\_\_  
 Administrative Office

# Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. June 10th, 2025

In the matter of the petition of **Brandon and Michelle Reiss** for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner **Brandon and Michelle Reiss**

residing at **14 Hughes Pl, Summit, NJ 07901**

says:

Petitioner is the **owner** of property located at **14 Hughes Pl, Summit, NJ 07901**

Block **4202**, Lot(s) **14** on the Tax Map located in the **R5** 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:

**Proposed plan for new deck to remedy existing conditions where yard access is restricted from 2nd story main floor and kitchen. Petitioner proposes a deck from the first floor since there is no access to the rear yard at this level. Proposal includes 50 sq. ft. of additional storage below front porch. Petitioner is not proposing to remove any trees.**

- 2b.) The proposed use described above requires the following variance(s):  
**Petitioner is requesting relief from bulk requirements of the zoning code restricting the max building coverage to 20% of the total lot area. Petitioner seeks to build a deck while removing existing shed, where the net increase in proposed building coverage is 4.67% and the proposed total building coverage is 22.67%. The lot coverage is 2.67% above the allowed 20% building coverage. Petitioner is requesting variance relief for floor area ratio to add 50 sq. ft. of storage under the proposed front porch.**

The front yard and number of stories are pre-existing, unaltered variances. Please see attached "Narrative Description of Project".

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

Area of Plot 5367 square feet  
Area of existing structures which will remain 851 square feet  
Total area of plot to be occupied by structures 1217.00 square feet  
Percentage of lot to be occupied by structures 22.67% percent  
Proposed set-back, front line 24.80 feet;  
Proposed sidelines (specify if corner) 8.17 feet;  
Proposed rear yard 35.31 feet  
Year house built 1989

Other pertinent characteristics The non-conforming front line set back is an existing condition. The main living floor is at the 2nd story.

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

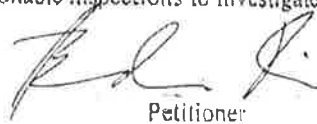
5. The reasons which support petitioner's claim of the right to relief are as follows:

Petitioner seeks to remedy the existing conditions interfering with access to the rear yard from the main living floor and kitchen area. Existing conditions used to reach the rear yard include exit from lower level basement and a front entrance stairwell to grade with a narrow path around the side entrance.

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.

  
Petitioner

Petitioner's Phone Number 

Petitioner's Email 

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

State of New Jersey  
County of Union

\_\_\_\_\_, 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

\_\_\_\_\_  
Petitioner's printed name

\_\_\_\_\_  
Petitioner's signature

Sworn and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

☐ Check here if additional pages are attached

To: Summit Zoning Board  
Re: Narrative Description of Project  
Petitioners: Brandon and Michelle Reiss  
Address: 14 Hughes Pl, Summit, NJ 07901

Dear Summit Zoning Board,

We are petitioning the Summit Zoning Board for relief from the bulk requirement of building coverage on the lot at 14 Hughes Pl where we reside as owners. Our plan to add a deck to our home resolves the lack of access to our yard that is imposed by existing conditions, and it requires a variance to accommodate the additional building coverage needed to construct the deck. Our plan also includes proposed improvements to the front entrance.

The lot at 14 Hughes Pl has on its premises a single family home built in 1989 on a lot of 5,367 s.f. The building has 3 stories with the ground level used as a playroom, garage, and home office, the main level one story up used as the main living area including kitchen, dining room, and living room, and the upper story used as the bedroom level with 3 bedrooms and 2 full bathrooms.

We have been living with our two children—proud Jefferson Jaguars—at 14 Hughes Pl since August 2021. We enjoy the friendly and diverse neighborhood, the beautiful sunsets over the ridge, and the close proximity to Summit downtown and the Summit Aquatic Center.

We have already invested significant resources into updating and maintaining the house at 14 Hughes Pl. During past projects, we have worked carefully to adapt to existing conditions of the home, including its layout with the main living space being elevated from the ground level.

Our proposed project includes a plan to add a deck extending 14' off of the rear of the home. The plan includes exterior doors for access from the main level and stairs from the deck down to grade in the backyard. Existing conditions make impromptu uses of our yard like a morning coffee or planned ones like an outdoor meal challenging because the only access is going downstairs to the basement and walking through to the rear-facing sliding glass door, or exiting from the front and taking the stairs down to the front yard to walk around via the narrow side yard path. The proposed deck remedies this issue of access, and the proposed size of the deck is a balance between scale that is appropriate for the building while ensuring the high cost of construction is worth it to gain meaningful outdoor living space. The proposed deck size does not conflict with any bulk requirements other than building coverage.

In addition to adding the deck, we are proposing to improve the existing front entrance. Because the main living floor is elevated from ground level, the house requires stairs to reach the front door. The existing stairs are a framed wooden structure. They are narrow and require frequent maintenance as the weather wears the paint and warps the wood. We propose to replace the narrow wooden structure with a safer, more beautiful, and longer lasting masonry structure. Our plans at the front entrance do not conflict with bulk requirements; however, they

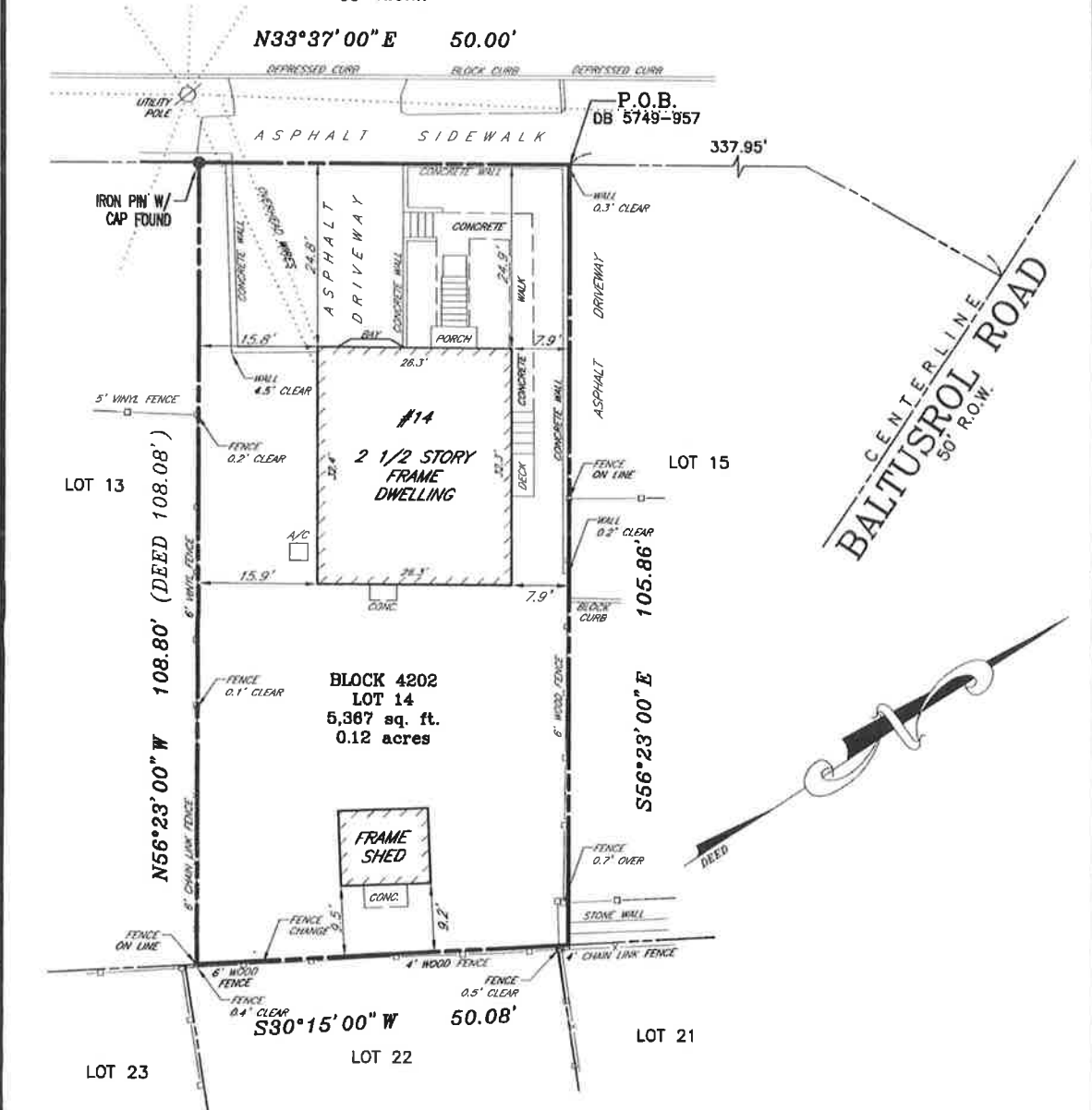
do require variance relief on floor area ratio in order to build 50 sq. ft. of storage under the improved front porch. These plans represent our long term investment into the house and the neighborhood.

Lastly, in proposing this project, we worked with our architect to ensure that our design is compatible with the character of the street. The plan proposes to maintain the retaining walls surrounding the front yard in keeping with neighboring homes. The deck plan does not propose nor does it require the removal of any trees on the property.

We appreciate the Zoning Board's consideration of our proposal and benefiting from the Board's experience with similar projects and with matters that are unique to our community.

**PLAN OF SURVEY**  
**BRANDON LOUIS REISS and MICHELLE HAKAKIAN REISS**  
 SITUATED IN  
 CITY OF SUMMIT, UNION COUNTY, NEW JERSEY  
 BLOCK 4202 LOT 14

**HUGHES PLACE**  
 50' R.O.W.



THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY, MAPPING, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

**I HEREBY CERTIFY THIS SURVEY TO:**

BRANDON LOUIS REISS and MICHELLE HAKAKIAN  
 REISS, husband and wife

WELLS FARGO BANK, N.A., its successors and/or  
 assigns

CORTES & HAY TITLE AGENCY, INC. (ORN12033)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

KEVIN J. HUBBARD, ESQ.

**REFERENCES:**

DEED BOOK 5749 - PAGE 957

\*A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14(C45-B-36.3) and N.J.A.C. 13:40-5.2 (d).

**CONTROL LAYOUTS, INC.**

LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #24GA28001900

271 CLEVELAND AVENUE HIGHLAND PARK, N.J. 08904

PHONE (732) 846-9100 FAX (732) 937-5793

*Gregg A. Gaffney*

DATE: 5/28/21





# PROPERTY OWNERS LIST / 200 FOOT LIST

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



## PROPERTY INFO:

Address: <u>14 Hughes Place</u>	Date: <u>6/4/2025</u>
City, State, Zip Code: <u>Summit, NJ</u>	Block: <u>4202</u> Lot: <u>14</u>

## APPLICANT INFO:

Applicant		Owner (if different)
Name:	<u>Michelle Reiss</u>	<u>- same</u>
Address:	<u>14 Hughes Place</u>	
Email: (required)		
Phone:		

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

Fee Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Cash
Date: <u>6/5/25</u> Emp.: <u>JS</u>	Check #:	

Jessie Sands  
Zoning/Planning Board Secretary

6/5/25  
Date To Eng: 6/5/25  
10:06 am

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
4201	9-16, 24-32				
4202	9-13, 15-26	4201/13	additional lot to 4201/12		
4203	1, 2, 29-32	4202/20	additional lot to 4202/21		

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 - Voorhees, 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

Kill  
Engineer/Assistant Engineer

6/10/25  
Date

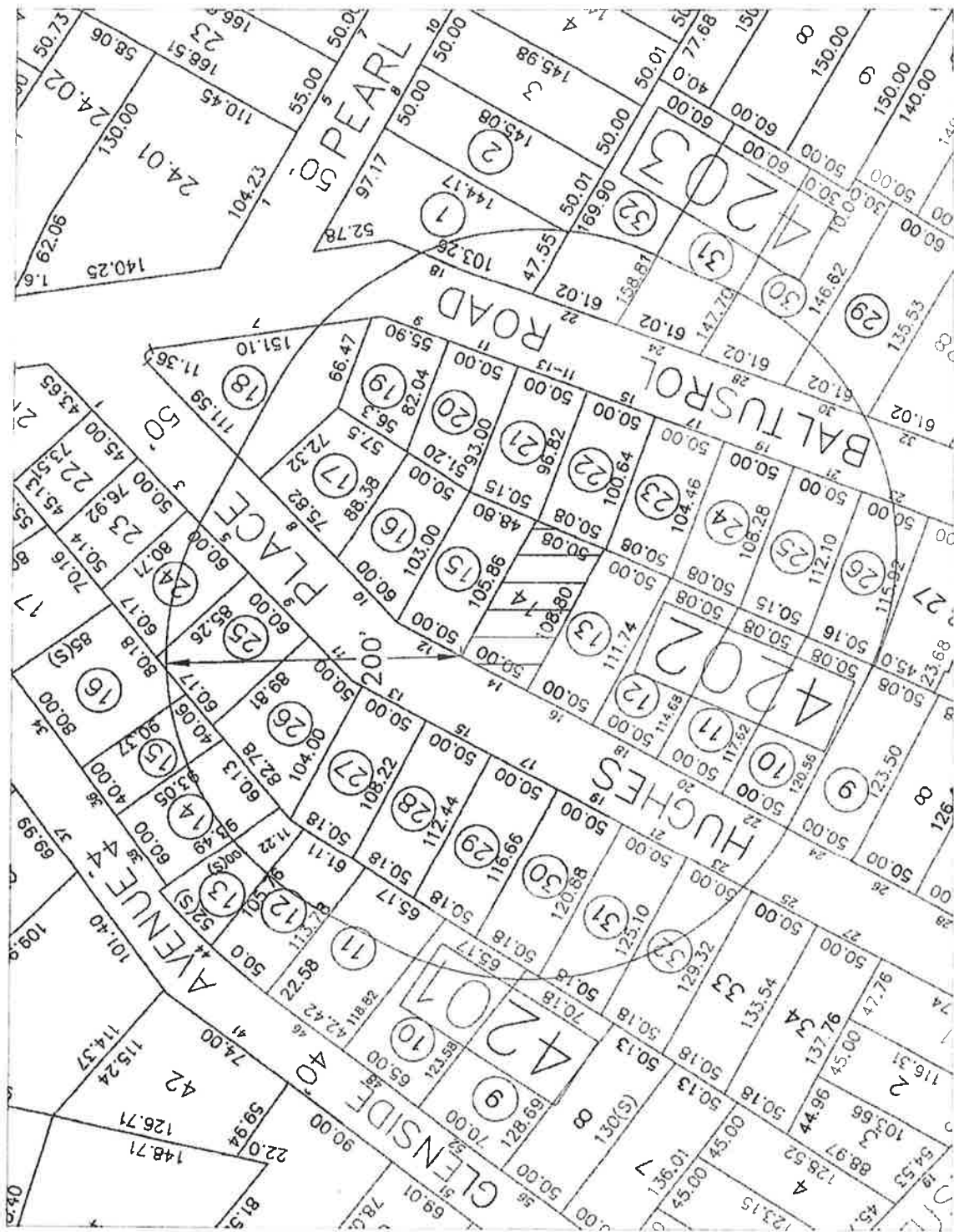
I certify that the attached/above is an accurate & complete list of property owners and addresses from the Tax Assessor records.

David  
Tax Assessor / Staff Assessor

6-10-25  
Date

2035

(Rev:1/19/22)



## OWNER &amp; ADDRESS REPORT

SUMMIT

06/10/25 Page 1 of 2

4202-14 14 HUGHES PL - REISS, BRANDON L & MICHELLE K  
MICHELLE REISS

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4201	9		2	KHATCHADOURIAN, MARC & NORDIN, J 52 GLENSIDE AVE SUMMIT, NJ 07901	52 GLENSIDE AVE	
4201	10		2	SZACHARA, GERRY & URRUTIA, REGINA M 48 GLENSIDE AVE SUMMIT, NJ 07901	48 GLENSIDE AVE	
4201	11		2	MACINNES, MINDY & BOIK, DERIK 46 GLENSIDE AVE SUMMIT, NJ 07901	46 GLENSIDE AVE	
4201	12		2	PRASHAR, PRADEEP K & SHARMA, PRATHA 44 GLENSIDE AVE SUMMIT, NJ 07901	44 GLENSIDE AVE	13
4201	14		2	CAMBRONERO, FREDDY A. & MARLENE M. 38 GLENSIDE AVENUE SUMMIT, NJ 07901	38 GLENSIDE AVE	
4201	15		2	BHARADWAJ, RAVI K & GHARPURE, UTTAR 36 GLENSIDE AVE SUMMIT, NJ 07901	36 GLENSIDE AVE	
4201	16		2	CHONZOM, TENZING 34 GLENSIDE AVE SUMMIT, NJ 07901	34 GLENSIDE AVE	
4201	24		2	LOMBARDI, SAMUEL D. & ROBIN A. 5 HUGHES PLACE SUMMIT, NJ 07901	5 HUGHES PL	
4201	25		2	WENGER, MATTHEW & KATHERINE 9 HUGHES PL SUMMIT, NJ 07901	9 HUGHES PL	
4201	26		2	GAY, CURT & LORI 11 HUGHES PL SUMMIT, N J 07901	11 HUGHES PL	
4201	27		2	TRUJILLO, MARC & SHARON 13 HUGHES PL SUMMIT, NJ 07901	13 HUGHES PL	
4201	28		2	FLAHERTY, JOSEPH R 52 GREENBRIAR DR BERKELEY HEIGHTS, N J 07922	15 HUGHES PL	
4201	29		2	MESIYA, UMAIR 17 HUGHES PL SUMMIT, NJ 07901	17 HUGHES PL	
4201	30		2	BYRNE, WILLIAM T JR 29 DOGWOOD RD W ORANGE, NJ 07052	19 HUGHES PL	
4201	31		2	PROVANZANA, BETH M & ARIATHURAI, A 21 HUGHES PL SUMMIT, NJ 07901	21 HUGHES PL	
4201	32		2	RODRIGUEZ, ALVARO, & FLORI G. 23 HUGHES PL SUMMIT, N J 07901	23 HUGHES PL	
4202	9		2	24 HPS LLC % SANTARELLA 9 NORTHERN DRIVE SHORT HILLS, NJ 07078	24 HUGHES PL	
4202	10		2	OLDROYD, ALBERT J., JR. 215 TERRACE DRIVE CHATHAM, NJ 07928	22 HUGHES PL	
4202	11		2	GENESE, RICHARD J. & MARY 20 HUGHES PLACE SUMMIT, NJ 07901	20 HUGHES PL	

## OWNER &amp; ADDRESS REPORT

SUMMIT

06/10/25 Page 2 of 2

4202-14 14 HUGHES PL - REISS, BRANDON L & MICHELLE K  
MICHELLE REISS

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4202	12		2	DUGAN, MICHAEL P & TRICIA E 18 HUGHES PL SUMMIT, NJ 07901	18 HUGHES PL	
4202	13		2	GATES, DAVIS F. & CAMPANHA, HELEN M 16 HUGHES PLACE SUMMIT, NJ 07901	16 HUGHES PL	
4202	15		2	SIVARTSEN, NANCY M. ESTATE 12 HUGHES PLACE SUMMIT, NJ 07901	12 HUGHES PL	
4202	16		2	VEGA, GUILLERMO & AIDA 10 HUGHES PLACE SUMMIT, N J 07901	10 HUGHES PL	
4202	17		2	WILSON, GLADSTON & MARCIA 8 HUGHES PLACE SUMMIT, N J 07901	8 HUGHES PL	
4202	18		2	MALEKI, MANI 4 HUGHES PL SUMMIT, NJ 07901	4 HUGHES PL	
4202	19		2	ARORA, NEVIN & SHREYA 9 BALTUSROL RD SUMMIT, NJ 07901	9 BALTUSROL RD	
4202	21		2	OGURECK, ELIZABETH 11-13 BALTUSROL ROAD SUMMIT, NJ 07901	11-13 BALTUSROL RD	20
4202	22		2	HENNING, PAUL & CARYN 15 BALTUSROL ROAD SUMMIT, NJ 07901	15 BALTUSROL RD	
4202	23		2	FLORES, ABEL & MAGGY 17 BALTUSROL ROAD SUMMIT, NJ 07901	17 BALTUSROL RD	
4202	24		2	PERALTA, WILSON & ALENA 19 BALTUSROL RD SUMMIT, NJ 07901	19 BALTUSROL RD	
4202	25		2	MILINKOVIC, MILAN & BOJOVIC, NEVENA 21 BALTUSROL ROAD SUMMIT, NJ 07901	21 BALTUSROL RD	
4202	26		2	CARBONE, RICHARD A. 23 BALTUSROL RD SUMMIT, N J 07901	23 BALTUSROL RD	
4203	1		2	VOGEL, CHARLES J JR & JOAN B 18 BALTUSROL ROAD SUMMIT, N J 07901	18 BALTUSROL RD	
4203	2		2	ROBERT & CAROLE REED (IRREVOCABLE TR 4158 TAMiami TR, APT K-4 PORT CHARLOTTE, FL 33952	8 PEARL ST	
4203	29		2	CONWAY, DEBORAH A. 30 BALTUSROL RD SUMMIT, N J 07901	30 BALTUSROL RD	
4203	30		2	HENRIQUEZ, JOSE A LARA 28 BALTUSROL RD SUMMIT, NJ 07901	28 BALTUSROL RD	
4203	31		2	HOUCK, JOSEPH J. & IRENE VITALE 24 BALTUSROL ROAD SUMMIT, N J 07901	24 BALTUSROL RD	
4203	32		2	RYDER, STEVEN & HELENA 22 BALTUSROL RD SUMMIT, NJ 07902	22 BALTUSROL RD	



## **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**



NOTICE OF HEARING

DATE: \_\_\_\_\_

TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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, will hold a hearing on \_\_\_\_\_, 20\_\_\_\_ at 7:30 p.m. in the City Hall Council of Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 14 Hughes Place, Summit, NJ 07901.

The conditions affecting this property and the reasons for the application being heard are as follow:

The applicant seeks variance relief from the bulk zoning code for building coverage.

The applicant seeks d(4) variance relief for floor area ratio.

The proposed building coverage exceeds the bulk requirement by 2.67%, or 144 sq. ft., above the limit of 20%. The applicant seeks to improve access to the rear yard from the main living floor. The applicant proposes to construct a deck and steps to grade to access the rear yard from the first floor living and kitchen area. The applicant is not proposing to remove any trees. The applicant proposes to expand FAR by adding 50 sq. ft. of storage space.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

Application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected any workday between the hours of 8:30 AM and 4:00 PM. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Applicant's printed name

## NOTICE OF HEARING FOR PUBLICATION

The Union County Local Source  
1291 Stuyvesant Avenue  
Union, NJ 07083

Tel: 908-686-7700

TAKE NOTICE THAT the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on \_\_\_\_\_, 20\_\_\_\_\_ at 7:30 p.m. in the City Hall Council of Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 14 Hughes Place, Summit, NJ 07901, Block 4202, Lot 14.

The conditions affecting this property and the reasons for the application being heard are as follow:

The applicant seeks variance relief from the bulk zoning code for building coverage.

The applicant seeks d(4) variance relief for floor area ratio.

The proposed building coverage exceeds the bulk requirement by 2.67%, or 144 sq. ft., above the limit of 20%. The applicant seeks to improve access to the rear yard from the main living floor. The applicant proposes to construct a deck and steps to grade to access the rear yard from the first floor living and kitchen area. The applicant is not proposing to remove any trees. The applicant proposes to expand FAR by adding 50 sq. ft. of storage space.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

Application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected any workday between the hours of 8:30 AM and 4:00 PM. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Brandon and Michelle Reiss

Applicant's printed name



PROOF OF SERVICE OF NOTICES REQUIRED BY THE MUNICIPAL LAND USE LAW  
MUST BE FILED WITH THE ADMINISTRATIVE OFFICES OF THE BOARD AND VERIFIED  
AT LEAST TWO DAYS PRIOR TO THE DATE OF THE HEARING.

Notary Public