



**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: 22 Dogwood Drive  
 Block(s) 2305 Lot(s) 19 Zone(s) R-25  
 How the property is used (one-family, offices, etc.): one-family residential  
 Property Owner Caroline and Dennis Collins Phone (917) 796-9618  
 Email: carolinevcollins@gmail.com  
 Owner Address: 22 Dogwood Drive, Summit, NJ  
 Applicant: Caroline and Dennis Collins Phone: (917) 796-9618  
 Email: carolinevcollins@gmail.com

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

- 1 TYPE PROPERTY:  RESIDENTIAL  OTHER
- 2 Type application:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Appeal            | <input type="checkbox"/> Interpretation    | <input checked="" type="checkbox"/> C - Bulk variance |
| <input type="checkbox"/> D - Use variance  | <input type="checkbox"/> Conditional use   | <input type="checkbox"/> D - Floor area ratio (FAR)   |
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Major subdivision | <input type="checkbox"/> Site plan                    |
| <input type="checkbox"/> Other _____       |  |   |
- CONCEPT PLAN  PRELIMINARY  FINAL
- 3 Number of lots : 1 Existing  1 Proposed  4 Number of dwelling units 1 Existing  1 Proposed
- 5 Building area 3,089 sf Existing  128 sf Proposed new \*   
3,217 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 : \_\_\_\_\_

7 Signature Caroline Collins Date 01/16/2023







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

Summit, N. J. January 16, 2023

In the matter of the petition of 22 Dogwood Drive for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Caroline and Dennis Collins

residing at 22 Dogwood Drive, Summit, New Jersey says:

I Petitioner is the Owner of property located at 22 Dogwood Drive

Block 2305, Lot(s) 19 on the Tax Map located in the R-25 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:

See attached narrative.

2b.) The proposed use described above requires the following variance(s):

See attached narrative.



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

Area of Plot 23,503 square feet

Area of existing structures which will remain 3089 square feet

Total area of plot to be occupied by structures 3217 square feet

Percentage of lot to be occupied by structures 13.7 percent

Proposed set-back, front line 44.0/27.3 feet;

Proposed sidelines (specify if corner 30.0 feet;

Proposed rear yard n/a feet.

Year house built circa 1918

Other pertinent characteristics

The lot is an irregularly shaped corner lot.

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

None to our knowledge.

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

See attached narrative.

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.





7 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.

**Caroline and Dennis Collins**

Petitioner

Petitioner's Phone Number (917) 796-9618

Petitioner's Email carolinevcollins@gmail.com

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

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

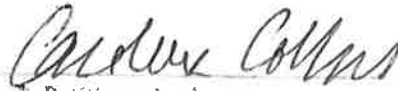
State of New Jersey  
County of Union

**Caroline Collins**

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.

**Caroline Collins**

Petitioner's printed name

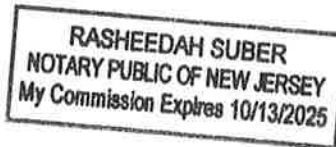
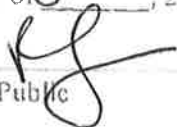


Petitioner's signature

Sworn and subscribed before me this

24 day of JANUARY, 2023

Notary Public



Check here if additional pages are attached.



January 16, 2023

**Applicants:**

Caroline and Dennis Collins  
22 Dogwood Drive  
Summit, New Jersey 07901

**Project Narrative**

The existing dwelling at 22 Dogwood Drive is a dutch colonial home constructed circa 1918 located in the R-25 Zone. The Lot Area is 23,503 square feet. This is a corner property located on Dogwood Drive and Hobart Road.

The proposed work includes:

- Renovating and enlarging the existing kitchen, breakfast area and family room by enclosing a covered patio (126 sq.ft. below existing roof) and adding an addition at the rear of the house (100 sq. ft.).
- Enlarging the primary bathroom and closets with a second floor addition at the rear of the house over an existing portion of the first floor. (113 sq. ft. new floor area)
- Modifications to replace the hipped roof on the one-story portion of the house located closest to Hobart Road with a flat roof and railing. The new flat roof is 13% of roof coverage -maximum allowable is 20%.
- Modifications to the overhangs on both sides of the roof to restore the gambrel roof line that was eliminated as part of a prior owner's renovation and expansion.
- Add a covered side entry and reconfigure the mud room on the driveway side of the house. (28 sq. ft. covered porch addition)
- Reconfigure walkways and patios and add a new patio at the rear of the house resulting in a net increase of 12 sq ft.

We are seeking the following Variances:

	<u>Allowable/ Required</u>	<u>Existing</u>	<u>Proposed</u>
Front Yard Setback from Hobart Road	35.0'	30.9' to house	27.3' to addition 23.8' to patio
Combined Side Yard Setback at Dogwood Drive	40.0% . (64.7')	37.6% (60.9')	35.4% (57.3')



**Reasons to grant variance**

The addition will conform to all bulk requirements for the zone with the exception of the front yard setback to Hobart Road and total combined side yard at Dogwood Drive.

The lot is an irregularly shaped triangular corner lot. The lot tapers toward the rear of the property behind the house. The front yard setback variance to the addition and the patio and total combined side yard variances are caused by the location of the existing house on the lot and the irregular shape of the lot.

**Positive Criteria**

This is an overall enhancement for the house.

The proposed exterior building materials and rooflines will blend with the mass, scale, and architectural style of this building.

No trees are affected by the proposed modifications.

All of the proposed changes enhance the value and the function of this home.

**Satisfaction of the Negative Criteria**

The Variances can be granted (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance.

The proposed design of the rear additions and patio has no adverse effect on the adjoining properties, the neighborhood, or the City of Summit. There is no change to the Use of the property, and no damage to the character of the neighborhood as to constitute “substantial detriment to the public good”. There is no detriment to the neighborhood character, utility or value.

The granting of these Variances causes no impairment of the Zone Plan and the Ordinance. The proposed modifications and structures do not significantly change the perception of the overall size of the house, or of the density of the neighborhood.

The addition will not cause any undesirable noise, light, glare, or odors, or any other burdens on the adjoining neighbors or on the neighborhood.

We feel the Board can grant this Variance without detriment.



sum 10 city  
1/12/23 @ 2:30

# The City of Summit New Jersey

Date: 01/10/2023

PLEASE PRINT

FEE: \$11.00<sup>1</sup>

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

Property address: 22 Dogwood Drive

Block 2305 and Lot(s) 19

Owner: Caroline and Dennis Collins Address: 22 Dogwood Drive, Summit, NJ

Applicant: Caroline and Dennis Collins Telephone: (917) 796-9618

Email Address: carolinevcollins@gmail.com and kjtone@gmail.com

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
2303	8-11				
2304	2, 4-8				
2305	15-18, 20, 23				

Notes:

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

*Timothy O'Connor*  
Timothy O'Connor, Tax Assessor  
ocor shqiv

1-17-23

<sup>1</sup> Includes map. Fee is \$10 without map

# 1736





OWNER & ADDRESS REPORT

SUMMIT

2305-19 22 DOGWOOD DR - COLLINS, D&C & POINT DIGITAL FINANCE  
CAROLINE & DENNIS COLLINS

01/17/23 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2303	8		2	DETORE, ROBERT R & DEBRA STARITA- 15 HOBART RD SUMMIT, NJ 07901	15 HOBART RD	
2303	9		2	FLANAGAN, ROBERT M & LINDA H 19 HOBART RD SUMMIT, NJ 07901	19 HOBART RD	
2303	10		2	LPO DOGWOOD REALTY LLC 7 COLUMBIA TPK, STE201 FLORHAM PARK, NJ 07932	18 DOGWOOD DR	
2303	11		2	DEVEAU, WILLIAM D & GEORGES, PENELOPE 12 DOGWOOD DR SUMMIT, NJ 07901	12 DOGWOOD DR	
2304	2		2	FONTECCHIO, MEREDITH 56 WHITTREDGE RD SUMMIT, NJ 07901	56 WHITTREDGE RD	
2304	4		2	BRODOW, MATS R. & ANN M. 17 DOGWOOD DR SUMMIT, N J 07901	17 DOGWOOD DR	
2304	5		2	LEAR, EUGENE R. & SUZANNE F. 25 DOGWOOD DR SUMMIT, N J 07901	25 DOGWOOD DR	
2304	6		2	TULLY, DOUGLAS J & MELISSA J 27 DOGWOOD DR SUMMIT, NJ 07901	27 DOGWOOD DR	
2304	7		2	DADOURIAN, STEPHEN D. & LISA 31 DOGWOOD DR SUMMIT, N J 07901	31 DOGWOOD DR	
2304	8		2	DOERFLINGER, THOMAS & JANET 62 ESSEX RD SUMMIT, N J 07901	62 ESSEX RD	
2305	15		2	CHRISTENSEN, ASHLEY & EVERT J JR 78 ESSEX RD SUMMIT, NJ 07901	78 ESSEX RD	
2305	16		2	MULLIN, CHRISTOPHER & NICOLE 74 ESSEX RD SUMMIT, NJ 07901	74 ESSEX RD	
2305	17		2	ELWYN, MORGAN 34 DOGWOOD DR SUMMIT, NJ 07901	34 DOGWOOD DR	
2305	18		2	SOWERS, BRETT PAUL & KELLY JESTER 28 DOGWOOD DR SUMMIT, NJ 07901	28 DOGWOOD DR	
2305	20		2	JENNINGS, WARREN & TRACEY 22 HOBART RD SUMMIT, NJ 07901	22 HOBART RD	
2305	23		15C	CITY OF SUMMIT 512 SPRINGFIELD AVENUE SUMMIT, N J 07901	165 HOBART AVENUE	





## Public Utility Registration List Request for Notice of Hearings

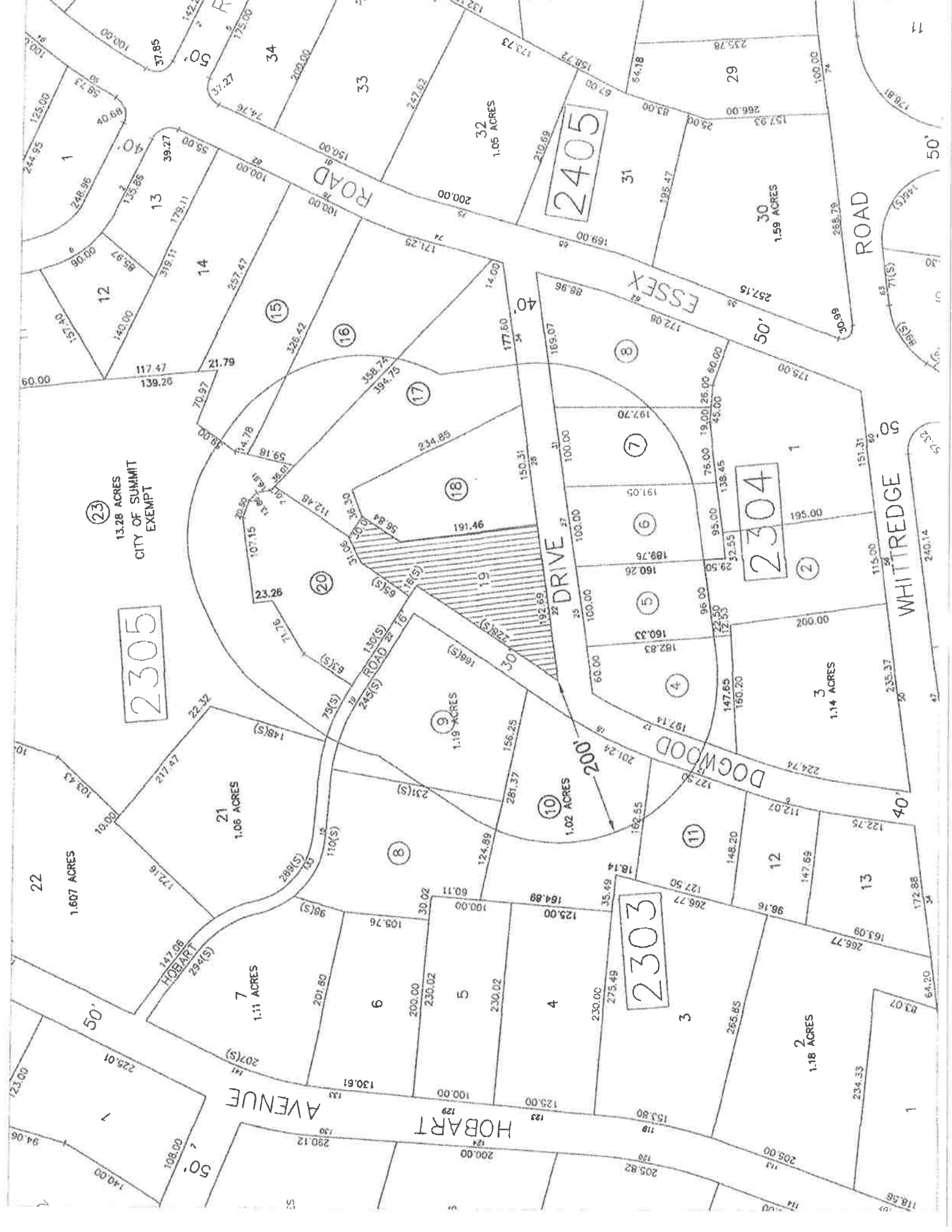


**Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.J.S.A 40:55D-12, et seq., provided the utility has an easement or other form of right-of-way.**

**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**





23  
13.28 ACRES  
CITY OF SUMMIT  
EXEMPT

2305

2304

2303

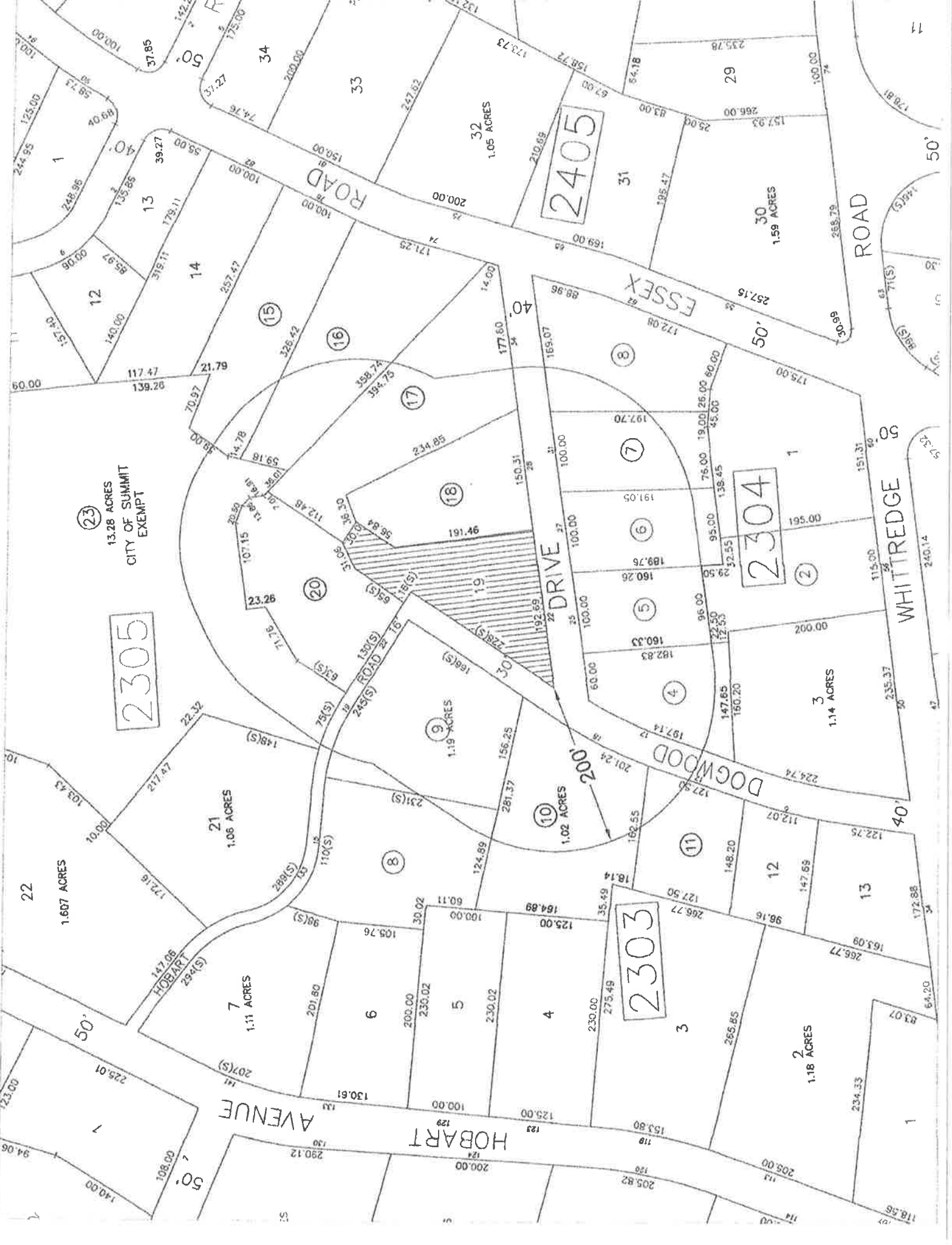
2405

HOBART AVENUE

DOGWOOD DRIVE

ESSEX ROAD

WHITTREDGE ROAD



23  
13.28 ACRES  
CITY OF SUMMIT  
EXEMPT

2305

2304

2303

2405

HOBART AVENUE

DOGWOOD DRIVE

ESSEX ROAD

WHITTREDGE ROAD



# THE CITY OF SUMMIT

N E W J E R S E Y


City Hall 512 Springfield Avenue Summit, NJ 07901

Patricia R. Dougherty  
Collector of Taxes

Telephone (908) 273-6403  
Fax (908) 605-1214

**ADDRESS:** 22 Dogwood Drive **DATE:** 01-10-2023  
**OWNER(S):** Caroline and Dennis Collins  
22 Dogwood Drive  
Summit, New Jersey 07901  
**BLOCK:** 2305 **LOT(S):** 19

**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**  
Collector of Taxes

**For Office Use Only:**

**Department of Community Services**

**Date filed:** \_\_\_\_\_

**File ZB/PB#** \_\_\_\_\_

**Received by:** \_\_\_\_\_





## NOTICE OF HEARING

DATE \_\_\_\_\_

TO \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YOU ARE HEREBY NOTIFIED, as provided in the Municipal Land Use Law, that the Zoning Board 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 Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as \_\_\_\_\_ 22 Dogwood Drive \_\_\_\_\_

The conditions affecting this property and the reasons for the application being heard are as follows To permit the construction of a patio requiring front yard setback and an addition requiring variances for front yard setback and combined side yard setback.

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

The 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 a.m. and 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

  
Applicant's signature

Caroline and Dennis Collins  
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 Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 22 Dogwood Drive, Block 2305, Lot 19.

The conditions affecting this property and the reason for the application being heard are as follows: To permit the construction of a patio requiring front yard setback  
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Caroline and Dennis Collins

Applicant's printed name

