



Township Of Chatham Zoning Board of Adjustment  
Special Meeting

April 9, 2014

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deck by the bay window you will see where they have widened it. They are flipping the corners. It is about 300 sq. ft. He pointed out that there is also a sidewalk on the side of the house.

A site visit was sent up for May 3<sup>rd</sup> at 9 AM. This matter will be carried to the next scheduled meeting, May 22<sup>nd</sup> with no further notice.

**Mr. & Mrs. Straka**  
9 Peppermill Road  
Block: 48.06 Lot: 16.

**Calendar BOA 14-48.06-16**

Mr. Richard Schommer, Engineer (paper rattling so this is a guess)  
Ms. Cheryl Straka, Homeowner  
Mr. Art Palombo, Architect

Mr. Weston – Board of Adjustment member - recused himself from this application.

Mr. Palombo (sworn) said he had been contacted by the applicants to consider renovations to their existing home. We looked into building a new structure bearing in mind the site and the neighborhood and we came up with a plan which is very concise. The building footprint and mass approximates less. It is a very traditional house and with cedar shingles and asphalt shingle roof. There is stone veneer at the base; casement windows; a front porch piece. One of the things we looked at was the possibility of stretching the house out to eliminate the garage under aspect of it which is posing the issue we are presenting before the Board today. We determined that it would make the house large and we would certainly be before the board for additional issues if we had done that so we have come to present the least troublesome application. The character of the house has a very traditional look and the scale/materials are all very sensitive and appropriate to the neighborhood. There is very little change in what the house siting is. The footprint will be the same. We worked hard to keep it within the town ordinance. The garage under it aspect hasn't changed at all from the current design of the house. We are still approaching the garage from the southerly end of the property with a ninety degree turn into the gable end of the house. Part of the issues has to do with the topography. The numbers are here for your review.

Mr. Schommer, Engineer – (sworn) said the existing house will be coming down with a new house going up basically in the same space. The house has a garage under and that presents some difficulties in terms of where we have to measure the elevations which leads to the variance and why we are here this evening. That presents the hardship parts.

Mr. Vivona asked why, that if you are tearing the whole house down, why you can't address that issue before you start. Is it because of the topography?

Mr. Schommer said if we do want the garage under it there would be a significant amount of regarding. Despite that, the way the ordinance reads, we have to look at the elevations as existing and proposed conditions. Even if we were to raise the grade on the right hand side where it is garage under it will not change and in either case a hardship is created. If you look at the house from the front, left side or the



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**Mary Ann Fasano , Transcribing Secretary**