

**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT**

**APPLICATION FOR HEARING**



EXPERT TESTIMONY PROPOSED

- PLANNER
- ENGINEER
- TRAFFIC CONSULTANT
- REAL ESTATE AGENT
- OTHER (Please specify) \_\_\_\_\_

NAME Steve & Natalie Malko ADDRESS 33 Knollwood Dr. Morristown  
 BLOCK (S) 2907 LOT (S) 15 ZONE RA-15 NJ Office  
 PHONE # (317) 691-4985 FAX # \_\_\_\_\_ EMAIL natalie.komar@gmail.com

1. An application is hereby made for hearing and action by the Board of Adjustment pursuant to:

- R.S. – 40:55D-70 (a) Appeals from the determination of an Administrative Officer.
- R.S. – 40:55D-70 (b) Interpretation of the Zoning Map or Special Question.
- R.S. – 40:55D-70 (c) Bulk, Area & Yard Variance
- R.S. – 40:55D-70 (d) Use Variance
- R.S. – 40:55D-70 (d) 76-1 Buildings in bed of mapped street, drainage way or flood basin.
- R.S. – 40:55D-70 (d) 36 Building adjacent to an unimproved street.
- Other \_\_\_\_\_

**\*Note: all "D" Variances must provide a Certified Shorthand Reporter.**

So as to permit (explain) Construction of a 14x28 in-ground pool & side yard setback of 7.3ft from driveway

(21.3ft from Pool) where 20 feet is required.

\*Front yard setback of 6.3ft. from driveway.

(11.3ft from Pool) where 5ft is required.

\*The rear of our home faces Sussex Ave resulting in the property having 2 "front" yards. We are seeking a rear yard (Sussex Ave) (front yard) setback of 11.3ft from Pool.

2. Check one whichever is applicable:

- This application is based on the decision rendered by the Zoning/Administrative Officer dated 12-4-20 and attached to this application.
- This is an original application for development and not an appeal from the Administrative Officer.

3. Relief is requested from Section (s) Area, Bulk, & of the Zoning Ordinance.

Yard Requirements

4. The applicant asserts that the reasons for the Board to grant the relief requested and the specific facts upon which the reasons are based are: Our family would like to install a pool & level the land to allow our children to play & swim in the backyard. We would like to increase the enjoyment of our property without the need to travel.

5. The specific facts which show the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

We are proposing a private pool for residential use. Existing fences & trees will block view & buffer sound from neighbors at side yards. Existing fences at Sussex Ave. will block any view or sound from other structures. Proposed drainage plans & retention walls will preserve the integrity of

6. There (has) (has not) been previous application to the Board of Adjustment involving the premises in the question. If so, the date, character of request and dispositions were: Has not Property.

**DESCRIPTION OF THE PROPOSED STRUCTURE OR USE**

7. Premises affected is known as Lot (s) 15 Block (s) 2907 on the Tax Map and located at 33 Knowlwood Dr. Morristown NJ 07960

Applicant name Steve & Natalie Malko  
Address 33 Knowlwood Dr. Morristown NJ 07960  
Phone # (317) 691-4985 Fax # N/A  
Email Natalie.Komaric@gmail.com

Owner of Property in question Applicant  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

\*Consent of owner submitted on separate sheet? YES/NO

Please complete all of the following information to complete your application.

Zoning Designation	
Proposed structure or use	14x28 Pool + land level
Last previous occupancy? (Residential/Commercial)	Residential
Are there municipal water and sewerage systems?	Yes
Date of acquisition/purchase of property	August 2018
Date property was purchased	August 2018
Does applicant or owner own or have under contract to purchase any adjoining lands? If so, set forth lot (s) and block (s):	No
<b>DIMENSIONS OF LOT (ft.)</b>	
Size of lot (square ft.)	15,120 Sq Ft
Front Width	112 ft
Average Width	112 ft
Average Depth	135 ft
<b>YARD DIMENSIONS (SETBACKS)</b>	
Prevailing front yard setbacks of adjoining lots within block	50 ft from Knollwood Dr.
Existing: Front yard depth (ft.)	53.6 ft
Proposed: Front yard depth (ft.)	53.6 ft
Existing: Rear yard depth (ft.)	52.8 ft
Proposed: Rear yard depth (ft.)	11.3 ft to Pool
Existing: Side yard widths	34.62 & 26.36 ft. 60.98 ft. combined
Proposed: Side yard widths	7.3 & 12.2 ft. 19.50 Retaining ft. combined
<b>CORNER LOTS ONLY (next question)</b>	21.3 + 26.4 47.7 ft wall
Existing: Side yard width abutting a side street on a corner lot (ft.)	N/A
Proposed: Existing: Side yard width abutting a side street on a corner lot (ft.)	N/A
<b>SIZE OF STRUCTURE</b>	
Front (width) (ft.)	51 ft
Depth (ft.)	28.6
Percentage of lot occupied by buildings	31.9%
Height of building _____ stories and ft.	2 stories

8. This application (is)    (is not) accompanied by a separate application for subdivision   ; site plan; conditional use    approval. *\*If you have checked "is" the appropriate checklist must accompany your application.*

9. Attached are the following:

**Note: One (1) original copy of the following documents shall be submitted with the original application for development:**

- Original signed and sealed survey showing the proposed location of the structure requiring a variance.
- Certification that Taxes are Paid
- Developers Escrow Agreement
- List of Property Owners within 200 ft.
- Retention of applicant exhibits
- Owner's consent for filing application (where applicable)

**Original and Ten (11) copies (put together in individual packets) of the following shall be submitted with a complete application for development.**

- Completed application
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.
- Copy of area map
- Site inspection consent form
- Any supporting documentation (including architectural drawings, photographs, brochures, etc.)

The undersigned applicant or agent for the applicant certifies that the application has been reviewed and the contents thereof are true to the best of his or her knowledge.

Date 2-9-21



Signature of Applicant, Attorney or Agent  
for Applicant (Please print name below)

Natalie Malko



**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT  
CHECKLIST**

Applicant Name(s):

Steve & Natalie Malko

Property in Question (Block, Lot):

2907, 15

	YES	NO	Remarks
1. Name, address and telephone numbers of applicant(s)	YES		
2. Address of property in question			
3. Zone in which located			
4. Block and Lot number of P.Q.			
5. Section(s) of the ordinance from which relief is requested			
6. Date of decision of denial from Zoning Officer			
7. Applicants' reasons for the Board to grant relief			
8. Specific facts showing that the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance			
9. Date of filing, nature of request and disposition of any previous applications involving the P.Q.			
10. Description of the proposed structure or use			
11. Statement as to whether the P.Q. are, or are not, serviced by municipal water and sewerage systems			
12. Size of lot in square feet			
13. Dimensions of lot			
14. Size of lot at street level			
15. Percentage of lot occupied by buildings			
16. Height of building, stories and feet			
17. Front and Rear yard depth			
18. Side yards, width (both)			
19. Side yard width abutting a side street on corner lot			
20. Prevailing front yard set-backs of adjoining lots			
21. Date of acquisition of property, and from whom			
22. Applicant or Owners own or under contract to purchase adjoining lands? <i>If yes continue to (22-a)</i>		NO	
a.) Set forth block(s), and lot(s) number(s)		NO	
23. Application accompanied by a separate application for:			
a.) Subdivision?		NO	
b.) Site plan?			
c.) Conditional Use approval?			
<b><i>If answered yes to 23 (a--c), please see Planning Board Check List</i></b>			