



**THOMAS J. EVANS**  
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

**DAVID BERRY**  
Construction Official  
Zoning Official

## TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

June 25, 2025

Lacey Gigante  
83 Stanley Avenue  
Nutley, NJ 07110

**Re: Expired Approval Application 1/22/24**  
**Additions**  
**83 Stanley Avenue**  
**Block/Lot: 2700/24**

Dear Ms. Gigante:

Your request for a permit at the above referenced address to construct additions on the second floor of the existing dwelling, having a 3.8' side yard setback, as shown on the plans prepared by Architectural Design Studio Stigsby dated October 24, 2023 is disapproved for the following reasons:

This property is located in an R-1 district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-46 B (1) of the Codes of Nutley the required schedule regulations per Article VIII for the construction, alteration or addition of a one-family dwelling shall not apply to any lot having less than the required area or width at the time of the adoption of this chapter and held at that time in separate ownership from that of adjoining land, provided that the area and width of such existing lot shall be no less than 80% of the required minimum set forth in the Schedule of Regulations. ***The required side yard setback in this R-1 zoning district is six (6') feet, 80% of the required setback is 4.8'. There is no increase in the footprint for this addition/alteration.***

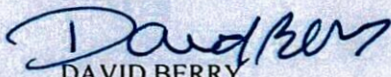
The variance was previously approved with conditions on January 22, 2024 but has since expired.

A non-refundable use variance fee of \$175.00 was received by the Code Enforcement Department. **All tax and water bills must be paid to date prior to the processing of a variance fee.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica D'Onofrio, [jdonofrio@nutleynj.org](mailto:jdonofrio@nutleynj.org) or Jessica D'Onofrio, [jdonofrio@nutleynj.org](mailto:jdonofrio@nutleynj.org) or at 973-284-4957. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior to the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Very truly yours,

  
DAVID BERRY  
Zoning Official  
DB/jd





# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0027

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175 (on denial letter)

Date of Denial Letter: 6/25/25

### Section I: SUBJECT PROPERTY

Address: 83 Stanley Avenue

Block: 2700 Lot: 24 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5,000</u>	<u>No Change</u>
Lot Width	<u>50 sq ft</u>	<u>No Change</u>
Lot Depth	<u>100 ft</u>	<u>No Change</u>
Front Yard	<u>25 ft</u>	<u>19 ft 6 in (Porc</u>
Side Yard	<u>6 ft</u>	<u>3.8 ft + 15 ft 6</u>
Rear Yard	<u>30 ft</u>	<u>No Change</u>
Other	<u></u>	<u></u>

### Section II: APPLICANT INFORMATION

Name: Lacey Gigante  
Address: 83 Stanley Avenue  
Nutley NJ 07110  
Telephone: 201-388-7995  
Email Address: lacey.maiman@gmail.com

Applicant is a:

       Corporation           Partnership           LLC    ☒ Individual



*If the owner is not the applicant, the following must be provided:*

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Section III: DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Interest: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Interest: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Interest: \_\_\_\_\_

\_\_\_\_\_

**Section IV: PROPERTY INFORMATION**

	Existing	Proposed
Total existing and total proposed dwelling units	1 _____	1 _____
Total existing and total proposed professional offices	_____	_____
Total existing and total proposed parking spaces	_____	_____



Present use of premises: One Family Dwelling

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? Yes

If yes, state the nature, date and the disposition of each such matter: The same variance was requested and approved on February 12, 2024. Another variance was granted on October 17, 1988 to construct a one-story rear addition.

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Architect***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Engineer***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_



***Applicant's Planning Consultant***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***List any other expert who will submit a report or who will testify for the applicant.  
(Attach additional sheets, if necessary)***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_ Field of Expertise: \_\_\_\_\_

**Section VI: GENERAL INFORMATION**

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

None - not applicable

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In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

None - not applicable

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Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

Without granting this variance, the addition would not be flush  
with the existing structure and would not be visually pleasing for  
neighborhood.

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Granting this variance will allow for our addition to blend into the  
already existing structure and create a much more aesthetically  
pleasing home to the neighborhood.



## CERTIFICATION

[illegible]

Lacey Gigante \_\_\_\_\_, being duly sworn, hereby certify (check one)

➤ ✓ that I am the applicant

or

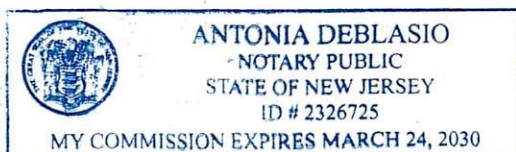
➤ \_\_\_\_\_ that I am the \_\_\_\_\_ of \_\_\_\_\_,  
(Title) (Company Name)  
the Applicant, and that I am duly empowered and authorized to make this representation  
on behalf of \_\_\_\_\_;  
(Company Name)

and that the information presented in this application is true, complete and accurate.

Lacey Gigante  
Applicant/Applicant's Authorized  
Officer or Representative

Subscribed and sworn to before me  
this 2<sup>nd</sup> day of July, 2025.

Antonia DeBlase  
Signature of person authorized to take oaths







## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 2700-24  
GIGANTE, CHAD & LACEY GIGANTE  
83 STANLEY AVENUE

35 parcels fall within 200 feet of this parcel(s).

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**Block-Lot: 2702-33**

SASSO, FRANK & GINA  
69 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 69 ALEXANDER AVENUE

**Block-Lot: 2702-2**

KENNEDY, LAWRENCE V. & NANCY F.  
80 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 80 STANLEY AVENUE

**Block-Lot: 5103-5**

SOMMERKAMP, DONALD P. & MARIANNE E.  
114 MAPES AVE  
NUTLEY, NJ 07110  
RE: 114 MAPES AVENUE

**Block-Lot: 5103-7**

NEVILLE, GERALDINE T.  
91 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 91 STANLEY AVENUE

**Block-Lot: 5103-4**

O'DONNELL, BRIAN & AMY  
118 MAPES AVE  
NUTLEY, NJ 07110  
RE: 118 MAPES AVENUE

**Block-Lot: 2702-34**

HARRINGTON, SHANNON D. & DEBORAH R.  
61 ALEXANDER AVENUE  
NUTLEY, NJ 07110  
RE: 61 ALEXANDER AVENUE

**Block-Lot: 2702-1**

CAPOBIANCO, GREG G. & MARY ANN  
84 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 84 STANLEY AVENUE

**Block-Lot: 5103-3**

SAPIO, KATHLEEN M.  
122 MAPES AVENUE  
NUTLEY, NJ 07110  
RE: 122 MAPES AVENUE

**Block-Lot: 2603-21**

ELTZHOLTZ, CHRISTOPHER & COPPOLA, F  
89 MAPES AVE  
NUTLEY, NJ 07110  
RE: 89 MAPES AVENUE

**Block-Lot: 2603-22**

HOLLAND, JOHN V. & DOREEN M.  
93 MAPES AVE  
NUTLEY, NJ 07110  
RE: 93 MAPES AVENUE

**Block-Lot: 2700-5**

ANELLO, MICHAEL & KATHERINE  
82 MAPES AVE  
NUTLEY, NJ 07110  
RE: 82 MAPES AVENUE

**Block-Lot: 2603-23**

BAKER, JOHN O & MARY ELLEN  
97 MAPES AVENUE  
NUTLEY, NJ 07110  
RE: 97 MAPES AVENUE



**Block-Lot: 2700-4**

RUSSOMANNO, RICHARD & LACEY  
86 MAPES AVE.  
NUTLEY, NJ 07110  
RE: 86 MAPES AVENUE

**Block-Lot: 2700-20**

RUSSO, PAUL S. & LILLIAN M.C.  
67 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 67 STANLEY AVENUE

**Block-Lot: 2603-24**

OUATU, MARIAN & MIHAELA  
101 MAPES AVE  
NUTLEY, NJ 07110  
RE: 101 MAPES AVENUE

**Block-Lot: 2700-3**

TAVIS, RICHARD & KUBINEC, KELLY ANN  
90 MAPES AVE  
NUTLEY, NJ 07110  
RE: 90 MAPES AVENUE

**Block-Lot: 2700-21**

GROSSI, FRANK & MARIANNE  
71 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 71 STANLEY AVENUE

**Block-Lot: 5102-5**

GAJEWSKI, MICHAEL F. & DAWN M.  
109 MAPES AVE  
NUTLEY, NJ 07110  
RE: 109 MAPES AVENUE

**Block-Lot: 2700-2**

NELSON, ROBERT A. & DAWN M.  
94 MAPES AVE  
NUTLEY, NJ 07110  
RE: 94 MAPES AVENUE

**Block-Lot: 2700-22**

WOOD, BARBARA A, TRUSTEE  
75 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 75 STANLEY AVENUE

**Block-Lot: 2702-5**

SHANLEY, CHRISTOPHER & KOCH, JULIE  
64 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 64 STANLEY AVENUE

**Block-Lot: 2700-1**

ROSARIO, JEFFREY & VICKIANA E  
98 MAPES AVE  
NUTLEY, NJ 07110  
RE: 98 MAPES AVENUE

**Block-Lot: 5102-6**

DAUKSIS, FRANK  
113 MAPES AVE  
NUTLEY, NJ 07110  
RE: 113 MAPES AVENUE

**Block-Lot: 2700-23**

DOOLEY, MATTHEW J. & RICKIE A.  
79 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 79 STANLEY AVENUE

**Block-Lot: 2702-4**

GRAMLICH, WILLIAM+REGENSBURG, JENNIFE  
68 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 68 STANLEY AVENUE

**Block-Lot: 5103-6**

RHODES, CHARLES E.  
110 MAPES AVE  
NUTLEY, NJ 07110  
RE: 110 MAPES AVENUE

**Block-Lot: 5102-7**

PENA, FATIMA  
117 MAPES AVE  
NUTLEY, NJ 07110  
RE: 117 MAPES AVENUE

**Block-Lot: 2702-3**

LEHMANN, RYAN R & DANIELLE S  
72 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 72 STANLEY AVENUE



**Block-Lot: 5103-8**

SALIMOVA, NIGINA & ULMASOV, PARVIZ  
95 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 95 STANLEY AVENUE

**Block-Lot: 5104-9**

JONES, GEORGE M. & MAUREEN  
5 LANSDOWNE PL  
NUTLEY, NJ 07110  
RE: 5 LANSDOWNE PLACE

**Block-Lot: 2702-36**

PETRACCO, ALPHONSE  
8 LANSDOWNE PL  
NUTLEY, NJ 07110  
RE: 8 LANSDOWNE PLACE

**Block-Lot: 5103-9**

BURROW, THOMAS A  
99 STANLEY AVENUE  
NUTLEY, NJ 07110  
RE: 99 STANLEY AVENUE

**Block-Lot: 5103-10**

DE LISIO, CHRISTOPHER P  
103 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 103 STANLEY AVENUE

**Block-Lot: 5104-8**

PERRI, GUISEPPE & ZOPPI, NATALIE  
98 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 98 STANLEY AVENUE

**Block-Lot: 2702-37**

TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 10 LANSDOWNE PLACE



## UTILITIES

(A)

AT & T  
Corporate Office  
P.O. Box 7207  
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation  
1035 Parkway Avenue  
CN-600  
Trenton, NJ 08625

(C)

Essex County Planning Board  
Public Works Building  
900 Bloomfield Avenue  
Verona, NJ 07044

(D)

PSE&G Company  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.  
1 F.A. Orechio Drive  
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.  
1525 Main Avenue  
Clifton, NJ 07011

(G)

Verizon  
540 Broad Street, Room 305  
Newark, NJ 07101

(H)

TCI of Northern New Jersey  
40 Potash Road  
Oakland, NJ 07436  
Attn: Dan Gannon

(I)

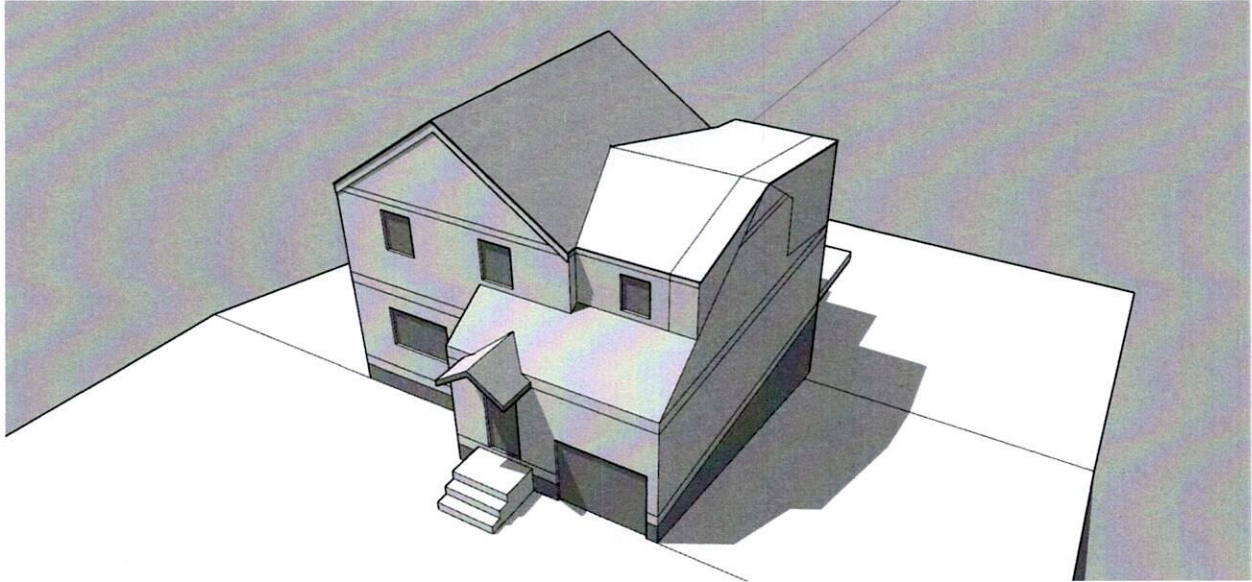
Essex County Utilities Authority  
Leroy R. Smith Jr. Public Safety Building  
60 Nelson Place – 6<sup>th</sup> Floor  
Newark, NJ 07102

(J)

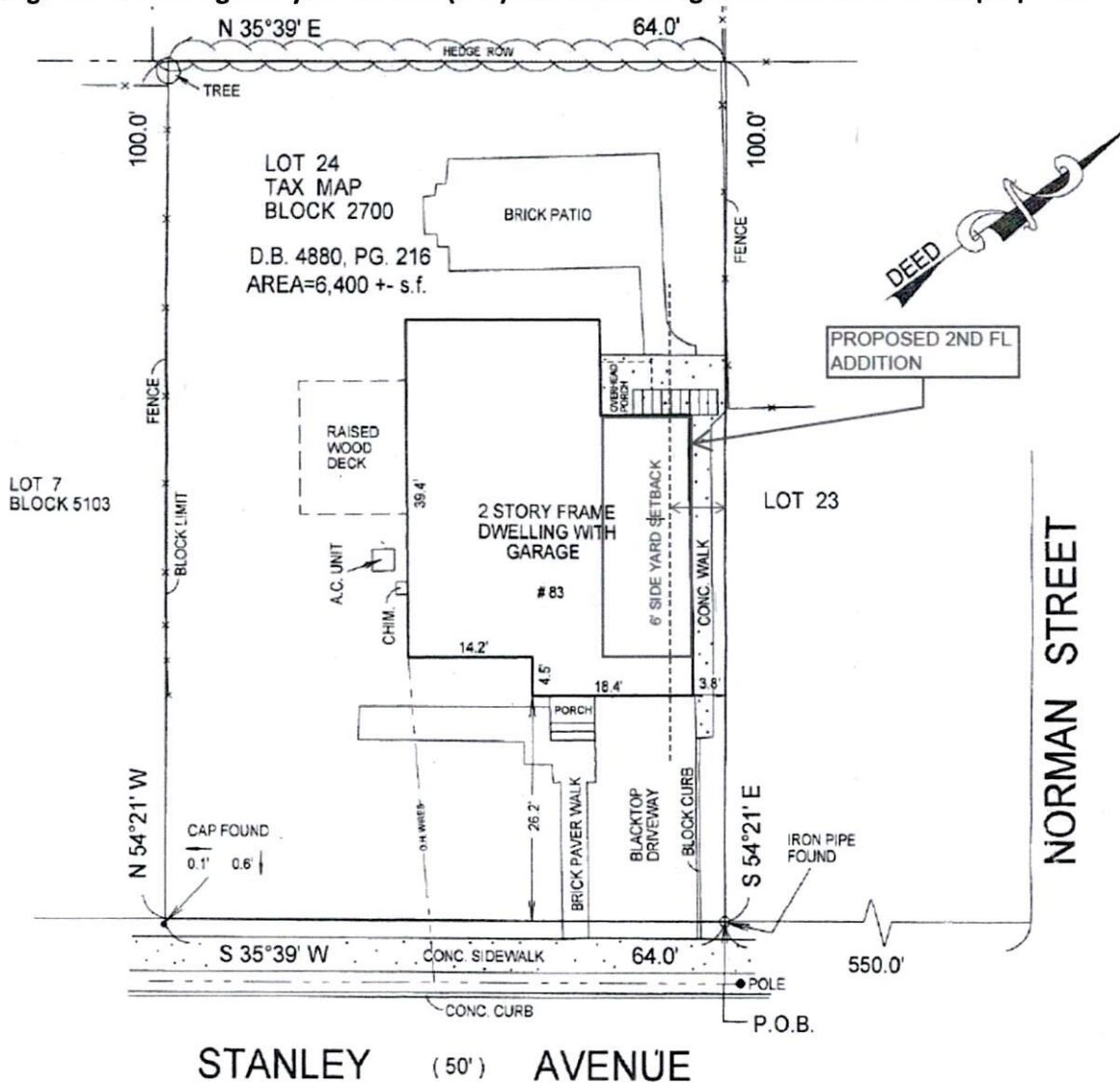
Norfolk Southern Railway  
125 County Road  
Jersey City, NJ 07307



C. Proposed front facing shed dormer and rear 2<sup>nd</sup> floor addition (yellow).



D. Survey showing area of proposed 2<sup>nd</sup> floor work. Can we build within the 6' side yard setback, if there's no change to the existing side yard setback (3.8'). Will the town grant a variance for this proposal?





1 SITE PLAN  
SCALE: N/A

NOTE: THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAME 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 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

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NOTE: NO INVESTIGATION HAS BEEN MADE BY THIS FIRM INTO CURRENT SETBACK AND/OR ZONING REQUIREMENTS.

NOTE: DUE TO LATENT CONDITIONS CAUSED BY SNOW COVER, CERTAIN LOW LEVEL IMPROVEMENTS MAY NOT BE LOCATED.

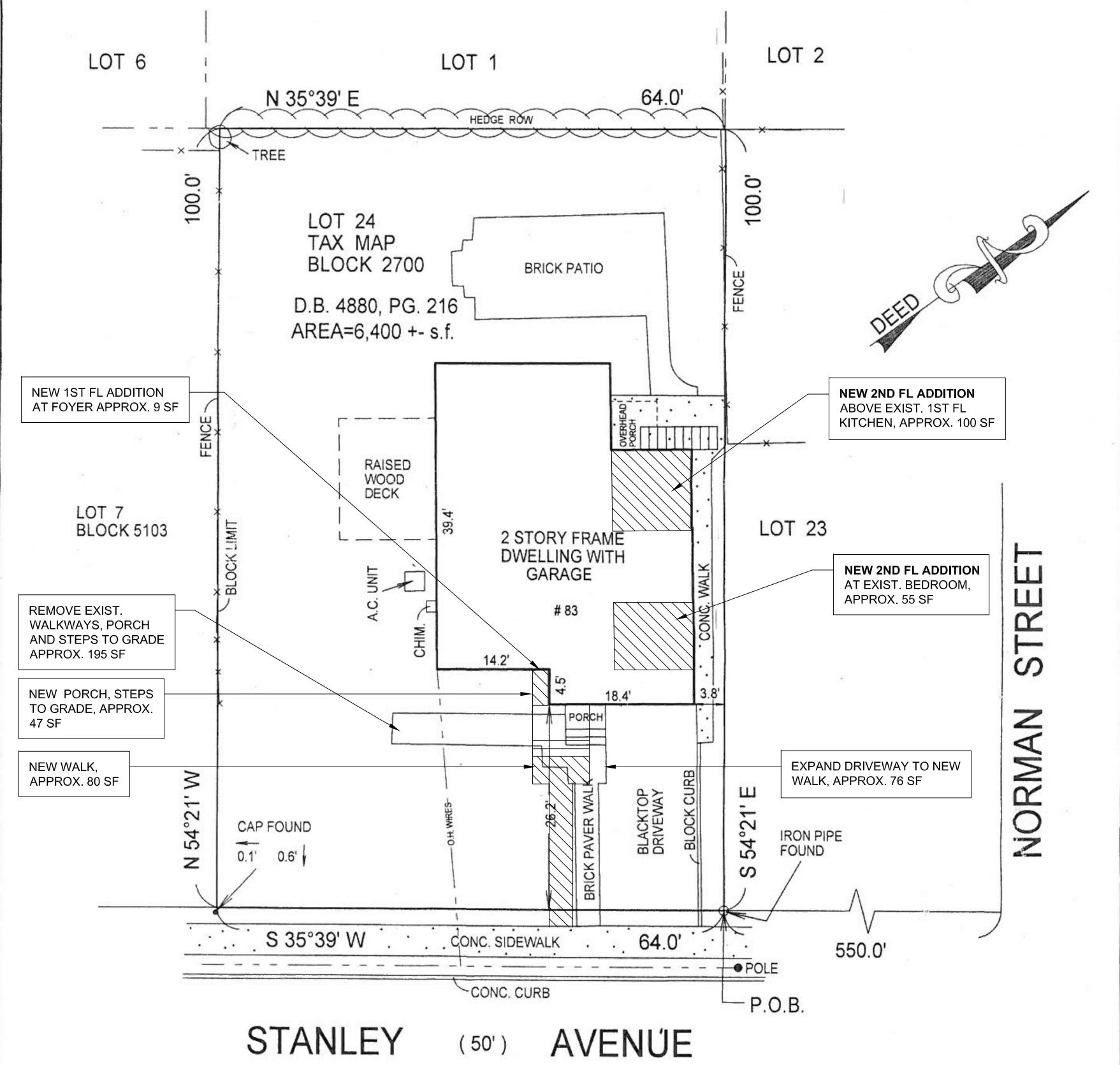
NOTE: THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS AND / OR WETLANDS BUFFER LINES AND / OR OTHER ENVIRONMENTAL CONDITIONS ON OR ADJACENT TO PROPERTY.

\*A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14(C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD, IF ANY.

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NOTE: UNDERGROUND UTILITIES AND / OR SUBSURFACE IMPROVEMENTS / EASEMENTS, IF ANY, HAVE NOT BEEN LOCATED.



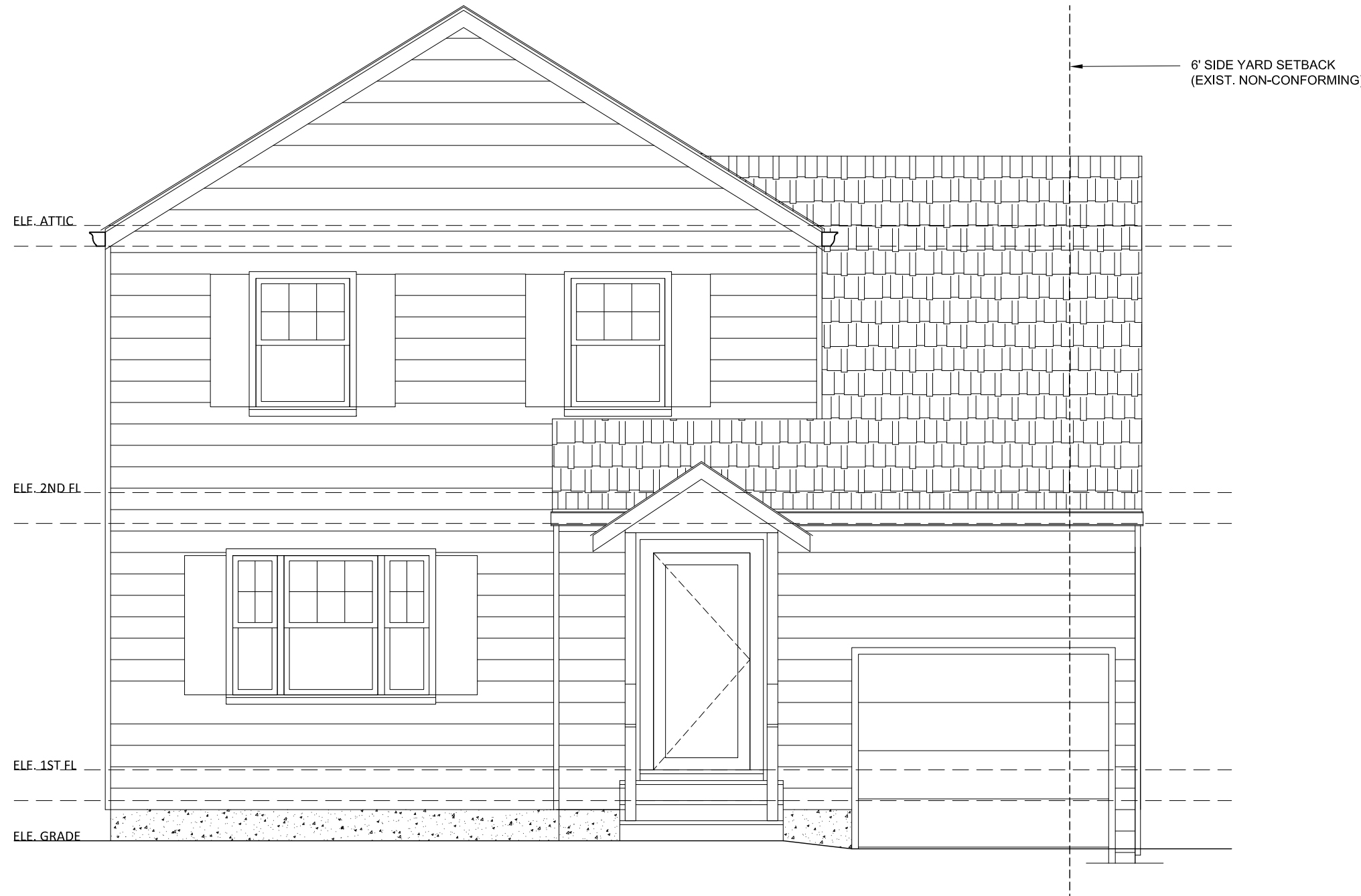
SURVEY OF PROPERTY FOR: CHAD GIGANTE and LACEY GIGANTE, husband and wife  
SITUATED IN: TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY  
PREPARED BY: THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC.  
457 SPOTSWOOD-ENGLISHTOWN ROAD P.O. BOX 221 JAMESBURG, N.J. 08831  
(Certificate of Authorization # 24GA27967000) PHONE (732) - 251 - 1001 FAX (732) - 251 - 9470  
www.tmernstlandsurveyors.com

DATE: FEBRUARY 2, 2016 SCALE: 1"=20'

CERTIFIED TO: CHAD GIGANTE and LACEY GIGANTE, husband and wife;  
WELLS FARGO BANK, N.A., its successors and/or assigns;  
OLD REPUBLIC TITLE INSURANCE COMPANY;  
BELMONT TITLE & SETTLEMENT SERVICES;  
JACK STERN, ESQUIRE

THOMAS M. ERNST  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LIC. # 19000  
© 2016 T.M. Ernst

2 EXISTING FRONT FACADE  
SCALE: 1/4"=1'-0"



3 PROPOSED FRONT FACADE  
SCALE: 1/4"=1'-0"



# GIGANTE RESIDENCE

## 83 STANLEY AVE

### NUTLEY, NJ 07110

#### PROJECT INFORMATION

OWNER Lacey and Chad Gigante  
DESCRIPTION 1st floor addition, new porch,  
2nd floor addition front and back

#### DESIGN CODES

Rehabilitation Subcode 5-23-6  
International Residential Code - NJ Edition 2021  
International Energy Conservation Code 2021 (Residential)  
The International Mechanical Code / 2021  
The International Fuel Gas Code / 2021  
The National Electrical Code (NFPA 70) / 2020  
National Standard Plumbing Code / 2021

#### BUILDING DATA:

Block: 2700  
Lot: 24  
Lot Size: 0.1469 acres (6,398.96 sf)  
Use Group: NJ-IBC 2021: R-5  
Construction Class: 5B  
Existing No. Stories: 2 Stories  
Work Category: ADDITION

#### DRAWING INDEX:

T-100.00 Title Sheet  
Site Plan  
Zoning Table  
Existing and Proposed Front Facade  
A-100.00 Demolition and Proposed Plan 1st Fl  
Demolition and Proposed Plan 2nd Fl  
A-300.00 Existing and Proposed Side Facade  
Existing and Proposed Rear Facade

4 ZONING TABLE  
SCALE: N/A

ZONE R-1: Residential 1 Family		MINIMUM	MAXIMUM	EXISTING	PROPOSED	VARIANCE	REMARKS
LOT AREA		5,000 SF	-	6,400 SF	NO CHANGE	NO	
LOT WIDTH		50'	-	64'	NO CHANGE	NO	
LOT DEPTH		100'	-	100'	NO CHANGE	NO	
SET BACK	FRONT (DWELLING)	25'	-	26.2'	NO CHANGE	NO	
	FRONT (PORCH)	25'	-	20.9'	19.6'	NO	6' ENCROACHMENT ALLOWED
	SIDE	6'6"	-	3.8"15'-6"	3.8"15'-6"	NO	EXISTING NON-CONFORMING
	REAR	30'	-	30'	NO CHANGE	NO	
HEIGHT	STORIES	-	2.5	2	NO CHANGE	NO	PER SURVEY
	FEET	-	30'	26'-4"	NO CHANGE	NO	
LOT COVERAGE		-	35%	1,619 SF (25.29%)	1,675 SF (26.17%)	NO	
IMPERVIOUS COVERAGE		-	65%	2,621 SF (40.95%)	2,582 SF (40.34%)	NO	

\*TOWNSHIP OF NUTLEY, PART II: GENERAL LEGISLATION, CHAPTER 700 ZONING

NEW LOT COVERAGE	AREA (SF)
1ST FLOOR ADDITION	9
NEW PORCH	47
TOTAL	56

NEW IMPERVIOUS	AREA (SF)
NEW WALK	80
EXPAND DRIVEWAY	76
REMOVED	-195
TOTAL	-39

PROJECT  
**GIGANTE RESIDENCE**  
83 STANLEY AVE,  
NUTLEY, NJ 07110

ARCHITECTURAL DESIGN  
**STUDIO STIGSBY**  
41 WATCHUNG PLAZA #503  
MONTCLAIR, NJ 07042  
TEL: 973-752-4964

ISSUE RECORD  
10.24.2023 VARIANCE APPLICATION

NOTES:  
CONTRACTOR AND SUB CONTRACTORS  
ARE RESPONSIBLE FOR CONFIRMING  
AND CORRELATING DIMENSIONS AT THE  
JOB SITE. THE OWNER, ARCHITECT AND  
/ OR DESIGNER IS NOT RESPONSIBLE  
FOR CONSTRUCTION MEANS, METHODS,  
TECHNIQUES, SEQUENCES OR  
PROCEDURES OR FOR SAFETY PRE-  
CAUTIONS AND PROGRAMS RELATING  
TO THE PROJECT CONSTRUCTION.  
CONTRACTOR AND SUBCONTRACTORS  
ARE RESPONSIBLE FOR LOCAL BUILDING  
CODE COMPLIANCE.

LEGEND:

- EXISTING WALL
- REMOVED WALL
- NEW 2x WALL
- AS NOTED

ARCHITECT OF RECORD  
ERIK SCHULTZ, RA, NJ LIC NO. 17936  
MONTCLAIR

DWG FILE NO.  
83SA-02272023.DWG

DATE  
10.24.2023

SCALE  
AS NOTED

DRAWING NAME  
TITLE SHEET

T-100.00



PROJECT  
**GIGANTE RESIDENCE**  
83 STANLEY AVE,  
NUTLEY, NJ 07110

ARCHITECTURAL DESIGN  
**STUDIO STIGSBY**  
41 WATCHUNG PLAZA #503  
MONTCLAIR, NJ 07042  
TEL: 973-752-4964

ISSUE RECORD  
10.24.2023 VARIANCE APPLICATION

NOTES:  
CONTRACTOR AND SUB CONTRACTORS  
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FOR CONSTRUCTION MEANS, METHODS,  
TECHNIQUES, SEQUENCES OR  
PROCEDURES OR FOR SAFETY PRE-  
CAUTIONS AND PROGRAMS RELATING  
TO THE PROJECT CONSTRUCTION.  
CONTRACTOR AND SUBCONTRACTORS  
ARE RESPONSIBLE FOR LOCAL BUILDING  
CODE COMPLIANCE.

LEGEND:  
— EXISTING WALL  
- - - REMOVED WALL  
▨ NEW 2X WALL  
▨ AS NOTED

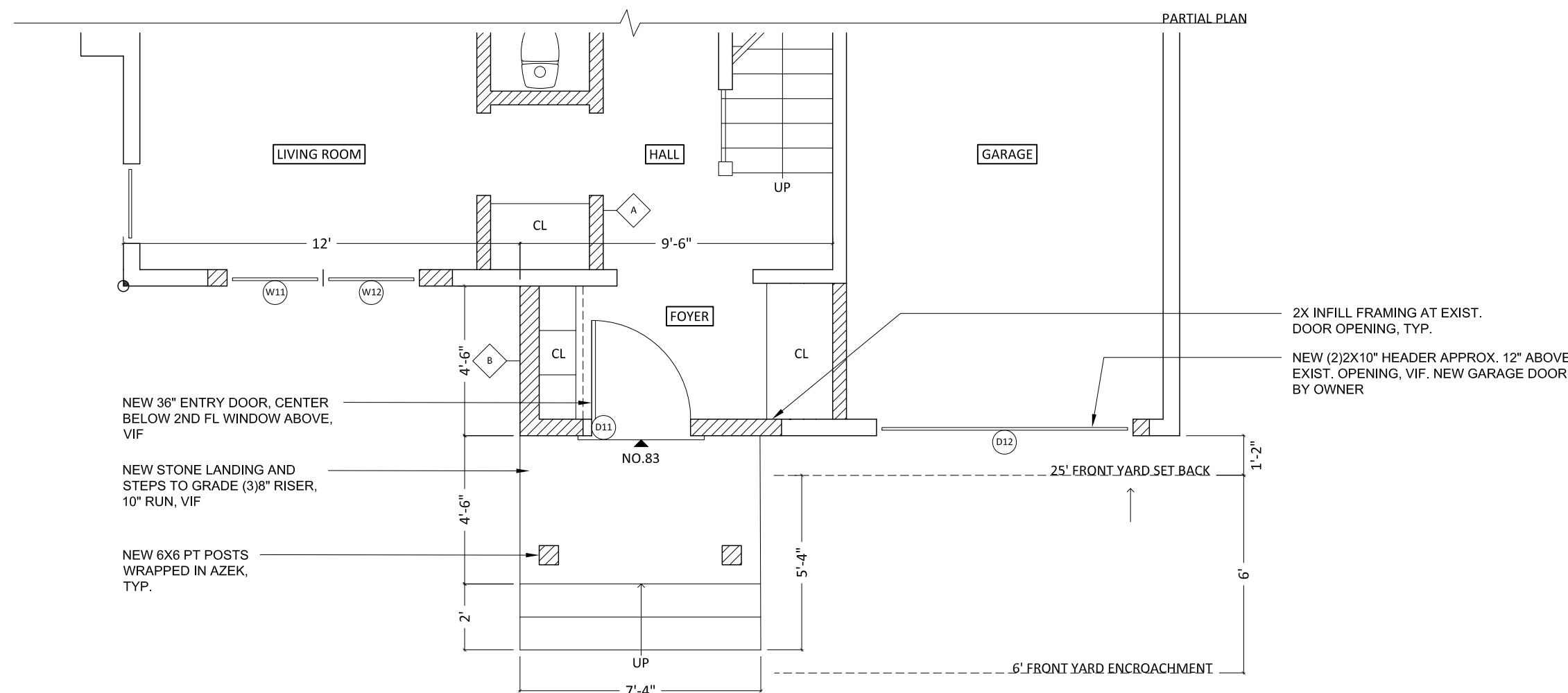
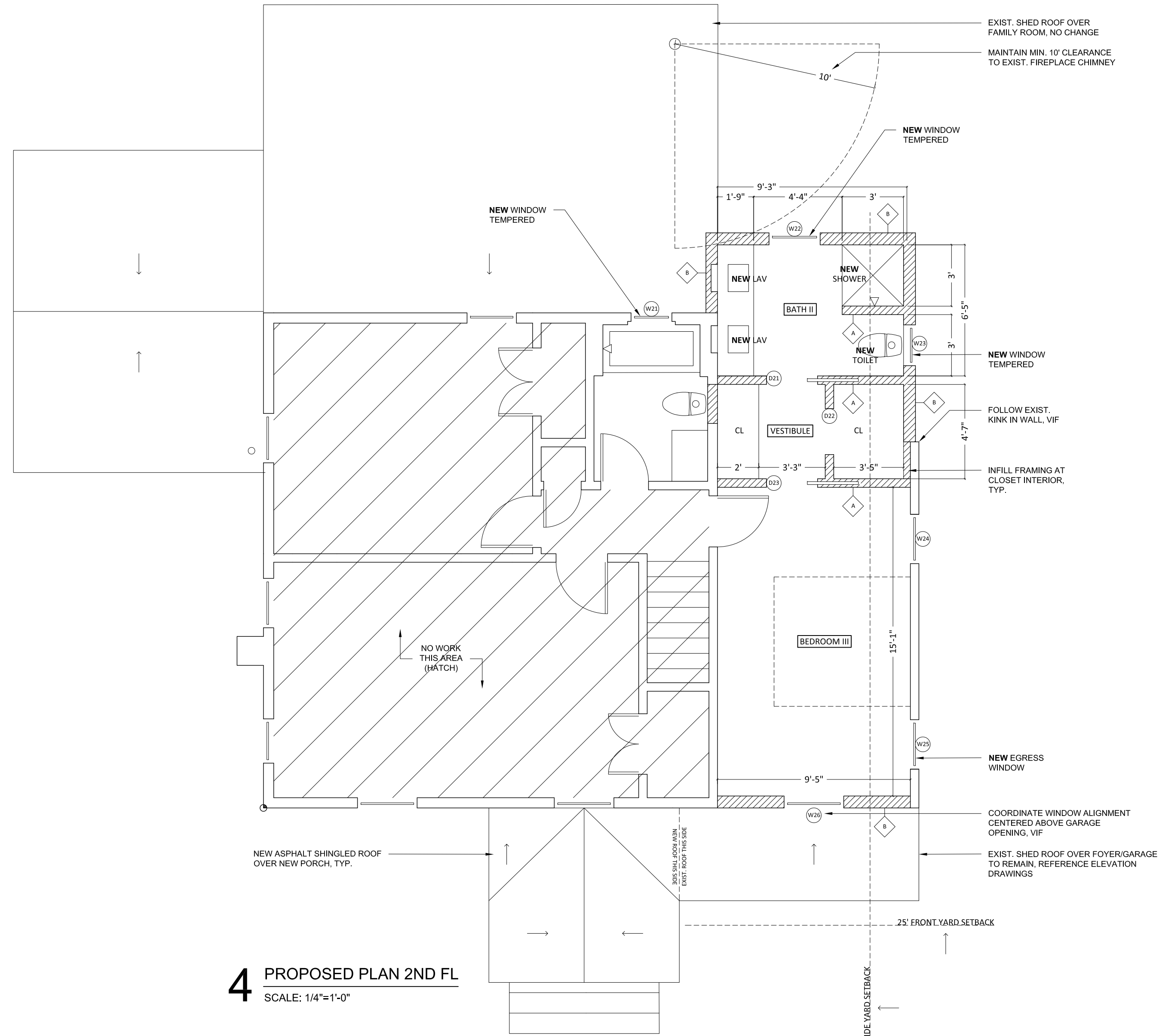
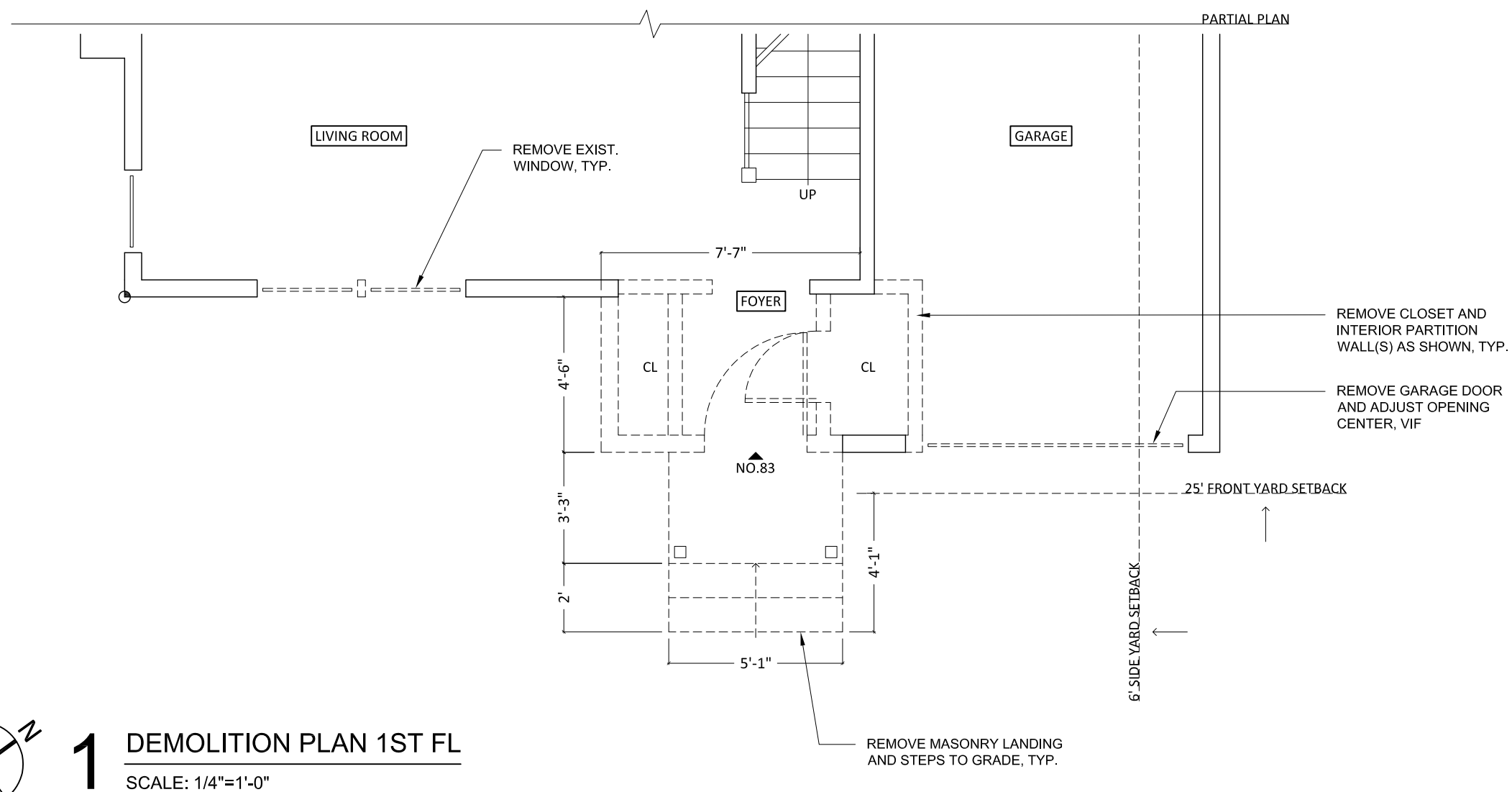
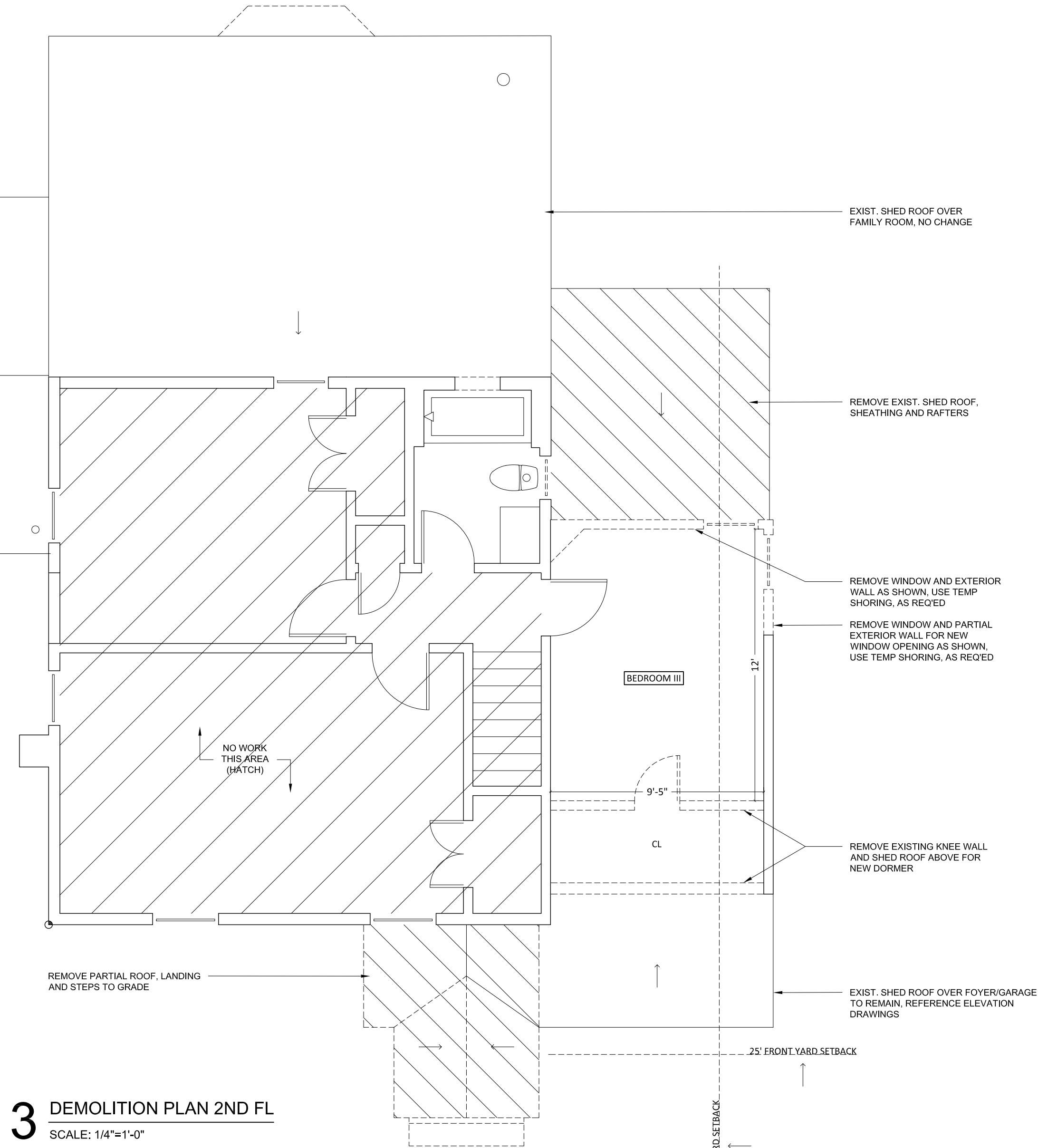
ARCHITECT OF RECORD  
ERIK SCHULTZ, RA, NJ LIC NO. 17936  
MONTCLAIR

DWG FILE NO.  
83SA-02272023.DWG

DATE  
10.24.2023

DRAWING NAME  
EXIST. AND PROPOSED PLANS

A100.00

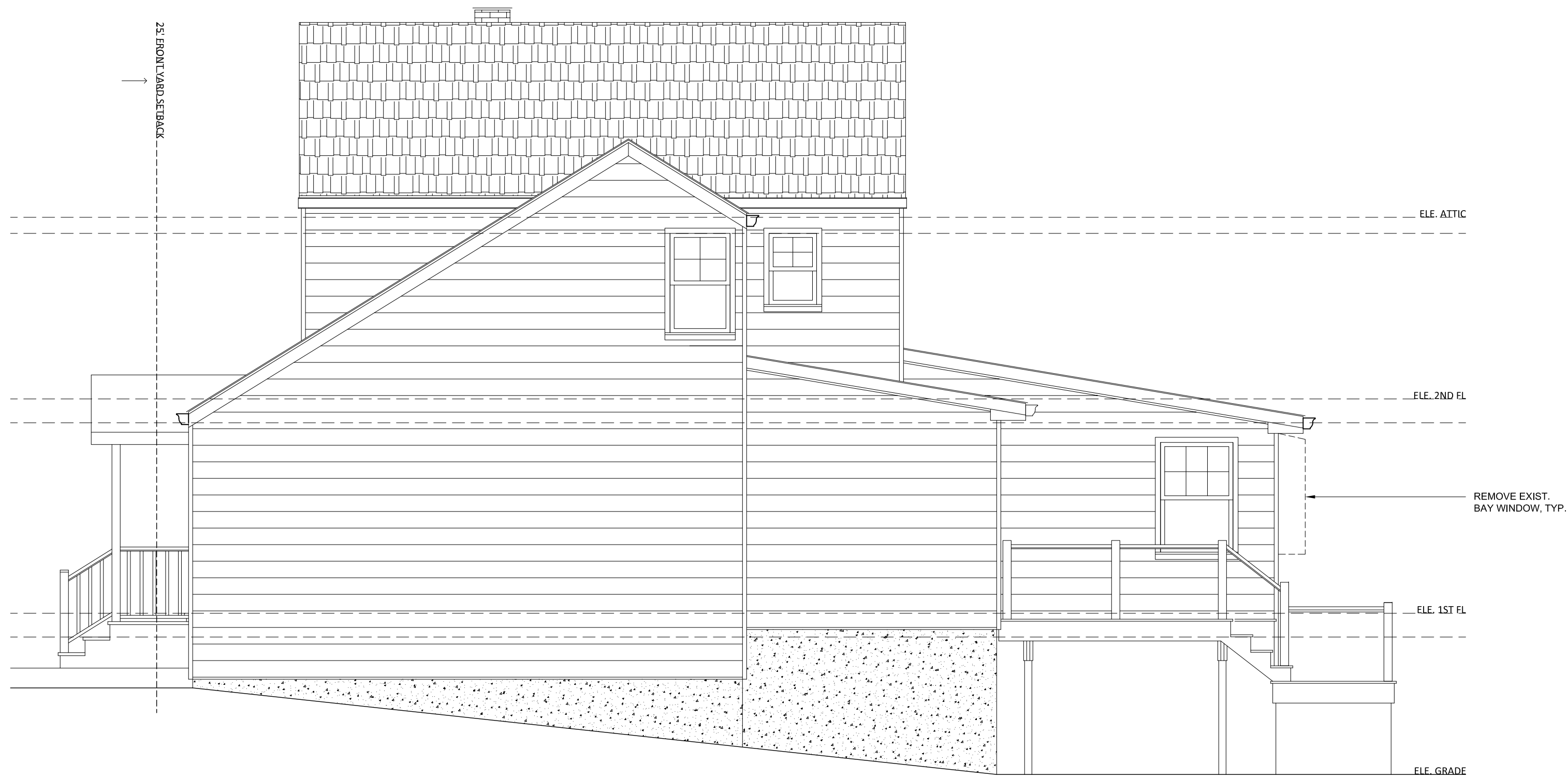




NOTES:  
CONTRACTOR AND SUB CONTRACTORS  
ARE RESPONSIBLE FOR CONFIRMING  
AND CORRELATING DIMENSIONS AT THE  
JOB SITE. THE OWNER, ARCHITECT AND  
/ OR DESIGNER IS NOT RESPONSIBLE  
FOR CONSTRUCTION MEANS, METHODS,  
TECHNIQUES, SEQUENCES OR  
PROCEDURES OR FOR SAFETY PRE-  
CAUTIONS AND PROGRAMS RELATING  
TO THE PROJECT CONSTRUCTION.  
CONTRACTOR AND SUBCONTRACTORS  
ARE RESPONSIBLE FOR LOCAL BUILDING  
CODE COMPLIANCE.

### 1 EXISTING SIDE FACADE

SCALE: 1/4"=1'-0"



### 2 EXISTING REAR FACADE

SCALE: 1/4"=1'-0"



### 3 PROPOSED SIDE FACADE

SCALE: 1/4"=1'-0"



### 4 PROPOSED REAR FACADE

SCALE: 1/4"=1'-0"



LEGEND:  
— EXISTING WALL  
--- REMOVED WALL  
/// NEW 2X WALL  
/// AS NOTED

ARCHITECT OF RECORD  
ERIK SCHULTZ, RA, NJ LIC NO. 17936  
MONTCLAIR

DWG FILE NO.  
835A-02272023.DWG

DATE  
10.24.2023

SCALE  
AS NOTED

DRAWING NAME  
EXIST. AND PROPOSED FACADES

A300.00