



HARMONY DESIGN GROUP

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Attention Board of Adjustment
South Orange Village
76 South Orange Ave
South Orange, NJ 07079

RECEIVED MAY 17 2019 

**RE: Request for One Hearing
62 Crest Dr.
Block #1705 Lot #9**

To Whom it May Concern,

Our client Stephen and Rhonda Richard are seeking to install a new in ground swimming pool in the rear yard. The current home and existing lot coverage is 36% or 10,259sf. The proposal plan is to install a new in ground swimming pool and modify much the existing hardscape onsite. We are seeking a variance to increase the lot coverage to 39% or 11,113sf.

The lot is located along the Crest Dr. the front of the home has a very level grade. The rear of the lot has an average existing slope of 6.25%. Beyond the rear property line, the adjacent property has a very severe steep slope. All existing runoff currently travels toward the rear property line.

The proposed swimming pool and surrounding grading will meet all existing elevations onsite. The proposed grading and runoff will not impact any of the adjacent lots.

A tree removal permit was issued on 11-5-18. Attached you will find a copy of the tree removal permit and plan submitted to the Village of South Orange. Attached you will also find a copy of the new landscape plan for this project.

We are looking to be heard for completeness and for the board to come to a resolution in one meeting.

If you have any questions regarding this application, please feel free to contact our office.

Sincerely,

Marc Nissim, LLA