

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

RECEIVED

MAY 10 2022

PLANNING/ZONING

APPLICATION IS HEREBY MADE FOR:

- () Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance. N.J.S.A. 40:55D-70a
- () Zoning map interpretation N.J.S.A. 40:55D-70b
- (X) Hardship variance N.J.S.A. 40:55-70c-1
- () Flexible variance N.J.S.A. 40:55-70c-2
- () Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- () Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- () Deviation from standard of conditional use N.J.S.A. 40:55-70d-3

EMAIL ADDRESS OF PERSON
WHO COMPLETED APPLICATION
barristerhome@hotmail.com

PROPERTY HISTORY:

A. Owner: Barrister Land Development Corp.
Address: PO Box 459, Wyckoff, NJ 07481
Telephone: 201-891-7774
Applicant name (if other than owner): same
Address: _____
Telephone: _____

B. Property Description:
Location: 753 Frederick Court
Zoning district: RA-25 Block: 430 Lot: 14
Existing use of building or premises: Previously one story single family dwelling, now vacant lot

C. Type of variance requested: Hardship variance

D. The variance requested is for the purpose of: constructing a new single family residence

E. Does the attached survey reflect the property as it presently exists? Yes X No _____
If no, explain _____

F. Is the property sewered or septic? previously septic removed and inspected by Wyckoff Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?
Sewer lateral available for new home (on proposed Plot Plan.)
Yes _____ No X
If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes _____ No X
If yes, state the date and disposition: _____

I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question: No

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25

DIMENSIONS				
	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	<u>24,070</u>	<u>24,070</u>	()
Frontage	125 min.	<u>N/A</u>	<u>162</u>	()
Depth	150 min.	<u>150</u>	<u>150</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>N/A</u>	<u>55</u>	()
Rear Yard (#2) (ft.)	40 min.	<u>N/A</u>	<u>46</u>	()
Side Yard (#1) (ft.)	20 min.	<u>N/A</u>	<u>41</u>	()
Side Yard (#2) (ft.)	20 min.	<u>N/A</u>	<u>56</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u> </u>	<u>22</u>	()
Side Yard (ft.)	15 min.	<u> </u>	<u>39</u>	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**			<u>2,697</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u> </u>	<u>L 41 R 56</u>	()
Garage faces side yard setback increases to	27 min.	<u> </u>	<u>41</u>	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	<u> </u>	<u>2,777</u>	
Accessory Structures (sq. ft.)	LIST			
.....	Pool.....	<u> </u>	<u>504</u>	
.....	Rear patio.....	<u> </u>	<u>694</u>	
.....	<u> </u>	<u> </u>	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u> </u>	<u>11.5</u>	()
B. Total Access. Structures (%)	5 max.	<u> </u>	<u>5.0</u>	()
C. Total (%) (A & B)	20 max.	<u> </u>	<u>16.5</u>	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	<u> </u>	<u>2,072</u>	()
First Floor	<u> </u>	<u>2,438</u>	
Second Floor	<u> </u>	<u> </u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u> </u>	<u>33</u>	()
Number of stories	2 ½ max.	<u> </u>	<u>2 1/2</u>	()
8. IMPERVIOUS COVERAGE (Calculation)				
For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.				
▪ Structures/Buildings	Sq. ft.	<u>2,777</u>	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	<u>2,741</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>694</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>140</u>		
▪ Tennis Court	Sq. ft.	<u>0</u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u>504</u>		
▪ Decks w/o free drainage	Sq. ft.	<u>0</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6,856</u>	Calculated %	()
			<u>=28.5</u>	

**GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

****NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING**

K. OTHER REQUIREMENTS N/A

1. PARKING: Spaces required _____ provided _____
Actual area to be utilized (each floor): _____

Comments: _____

Buffer required _____
Buffer provided _____
Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: _____

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE:

Height: _____

Style: _____

Location: _____

IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L

- L. 1. How will the benefits of the proposed application outweigh any detriments? _____

Applicant proposes to build a single family residence on the undersized lot. The property is in the RA-25 zone which requires a building lot of 25,000 sq ft, present lot is deficient by 930 sq. ft. Since the deficiency is diminimus, the benefits of the new home constructed on this lot will outweigh any detriments to the neighborhood or neighbors.

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?

There are many undersized lots approved for construction in the Sicomac area. Both adjacent properties to the east and west have single family homes on undersized lots.

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?

The applicant has made no efforts to acquire the 930 sq. ft. of property necessary to bring the total square footage to the required 25,000 sq. ft. in the RA-25 zone since both neighbors to the east and west have undersigned lots. A certified letter to the rear property owner has been sent requesting whether or not they would sell the deficient 930 square feet and to date, no favorable response.

- 4 State how the proposed variance:

a. Will not cause substantial detriment to the public good The proposed home being built will fit into the neighborhood and help increase and help increase the value of homes in the area. This home is the exact home Barrister built 214 Deep Brook Road, Wyckoff, New Jersey.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance Request for a variance is diminimus and the home to be constructed will fit in to the traditional style of homes in the Sicomac area.

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

M. 1. Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance. N/A

2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance. N/A

3. List any "special reasons" related to the request. N/A

4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use. N/A

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
Application fee \$250; Escrow \$900 1 ea.	2
1. Signed and dated application with Section J calculations	2
2. Architectural Drawings with Elevations	2
3. Plot Plan encompassing landscape plan, irrigation plan, storm water management	2
4. Drainage Calculations	2
5. Exterior photos of property	2
6. Property owner permission form	2
7. Copy of certified letter sent to the rear property owner	2
Signature of Applicant: <u>[Signature]</u>	
Signature of Owner(s): <u>[Signature]</u>	
Date of Application: <u>5/10/2022</u>	