

REVISED APPLICATION

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

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
- 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

PROPERTY HISTORY:

A. Owner: 185 Jackson LLC  
 Address: 16 Sherwood Lane, Wyckoff, NJ 07481  
 Telephone: 201-321-6973  
 Applicant name (if other than owner): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

B. Property Description:  
 Location: 8 Sherwood Lane, Wyckoff, NJ  
 Zoning district: R-15 Block: 263 Lot: 45  
 Existing use of building or premises: \_\_\_\_\_

C. Type of variance requested: C1 and C2 Variance

D. The variance requested is for the purpose of: Construction of an addition over existing single family home

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? sewer Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?  
 Yes \_\_\_\_\_ No X  
 If yes, explain \_\_\_\_\_

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

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**

NOTE:

**J. ZONING DISTRICT – R-15**

\*\*\* = Pre existing Condition

		<b>DIMENSIONS</b>			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	<b>LOT SIZE (sq. ft.)</b>	15,000 min.	<u>13,778 ***</u>	<u>13,778 ***</u>	(X)
	Frontage	100 min.	<u>75.49 ***</u>	<u>75.49 ***</u>	(X)
	Depth	125 min.	<u>196.41</u>	<u>196.41</u>	( )
2.	<b>SETBACKS</b>				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>17.42 ***</u>	<u>18.14 * , ***</u>	(X)
	Rear Yard (ft.)	30 min.	<u>87.47</u>	<u>66.50</u>	( )
	Side Yard (#1) (ft.)	15 min.	<u>12.00 ***</u>	<u>12.00 *** *</u>	(X)
	Side Yard (#2) (ft.)	15 min.	<u>30.35</u>	<u>14.25 *</u>	(X)
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		<b>(Attach a separate sheet if necessary)</b>		
	Rear Yard (ft.)	10 min.	<u>17.67</u>	<u>17.67</u>	( )
	Side Yard (ft.)	10 min.	<u>3.31 ***</u>	<u>3.31 ***</u>	(X)
	<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3.	<b>GROSS BUILDING AREA (GBA) per 186.65**</b>		<u>1,671 SF</u>	<u>4,008 SF</u>	( )
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	<u>12.00 **</u>	<u>12.00**</u>	(X)
	Garage faces side yard setback increases to	27 min.	<u>N/A</u>	<u>N/A</u>	( )
4.	<b>BUILDING AREAS (footprint)</b>				
	Principal Building (sq. ft.)	.....	<u>880 SF</u>	<u>1,972 SF</u>	
	Accessory Structures (sq. ft.)	LIST			
	DETACHED GARAGE	.....	<u>351 SF</u>	<u>351 SF</u>	
	.....	.....			
	.....	.....			
5.	<b>LOT COVERAGE</b>				
	A. Principal Building (%)	15 max.	<u>6.39%</u>	<u>14.31%</u>	( )
	B. Total Access. Structures (%)	5 max.	<u>2.55%</u>	<u>2.55%</u>	( )
	C. Total (%) (A & B)	20 max.	<u>8.94%</u>	<u>16.86%</u>	( )
6.	<b>DWELLING AREA (Total sq. ft.)</b>	1,100 min.			( )
	First Floor	.....	<u>880 SF</u>	<u>1,940 SF</u>	
	Second Floor	.....	<u>440 SF</u>	<u>1,774 SF</u>	
7.	<b>BUILDING HEIGHT (ft.)</b>	35 max.	<u>24.08 Ft.</u>	<u>34.03</u>	( )
	Number of stories	2 ½ max.	<u>1 1/2 Sty.</u>	<u>2 Sty.</u>	( )
8.	<b>IMPERVIOUS COVERAGE (Calculation)</b>				
	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/Buldings	Sq. ft.	<u>2,330 SF</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>581 SF</u>	38.34% Max +	
	▪ Patios and/or paved areas	Sq. ft.	<u>263 SF</u>	+ = 45/ sqrt(13778)X100% = 38.34%	
	▪ Walkways and brick pavers	Sq. ft.	<u>68 SF</u>		
	▪ Tennis Court	Sq. ft.	<u>N/A</u>		
	▪ Swimming Pool Water Surface	Sq. ft.	<u>N/A</u>		
	▪ Decks w/o free drainage	Sq. ft.	<u>N/A</u>		
	<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	<u>3,242 SF</u>	<b>Calculated %</b>	( )
				<b>=23.53%</b>	

**\*\*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 Not Applicable

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? See Addendum Attached

\_\_\_\_\_  
\_\_\_\_\_

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?

\_\_\_\_\_  
\_\_\_\_\_

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4 State how the proposed variance:

a. Will not cause substantial detriment to the public good \_\_\_\_\_

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance \_\_\_\_\_

\_\_\_\_\_

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

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.

Improvement of appearance

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

Remain a Single Family House

3. List any "special reasons" related to the request.

Current House is too small & loaded.

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.

Remains a Single Family House

5. Itemize material accompanying application:

Item

Number submitted

- 1.
- 2.
- 3.
- 4.
- 5.

Signature of Applicant

Signature of Owner(s)

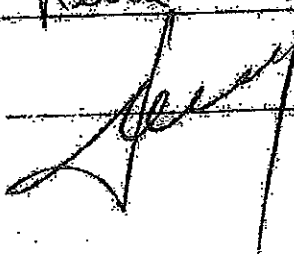
Date of Application

07/22/22

PROPERTY OWNER PERMISSION FORM

July 21/2022  
Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

8 Sherwood Ln Wyckoff  
Address/Premises  
Kenneth Volzquez  
Print name  
  
Signature

## ADDENDUM

185 Jackson, LLC (hereinafter referred to as the "Applicant") is the Owner of 8 Sherwood Lane, Wyckoff, New Jersey and shown on the Tax Map of the Township of Wyckoff as Block 263, Lot 45 (hereinafter referred to as the "Property"). The Property is in the R-15 Zone. There currently exists on the Property a one story framed dwelling unit. There is no garage.

The lot has the following nonconformities:

- A. Lot area of 13,778 square feet, where 15,000 square feet is required.
- B. Lot width of 75 feet, where 100 feet is required.
- C. Side yard setback of 3.31 feet, where 10 feet is required.

The Applicant is proposing to construct a second story addition together with a two car garage. The dwelling unit will be entirely renovated on the outside with a new façade, some stone veneer, and a more aesthetically and architecturally appropriate front entry as well as a new roof. In addition, the Applicant's proposal will now provide for a garage where one does not exist.

It is submitted that variance relief is appropriate under N.J.S.A. 40:55D-70(C)(1) and (C)(2). The lot is deficient in area and width. The Applicant's proposal results in a request for a side yard setback to the attached garage of 3.31 feet, where 10 feet is required. This is at its closest location based upon the lot line being skewed. The side yard setback expands thereafter.

The lot is deficient in area and on that basis, Applicant seeks variance relief for lot coverage to be 16.4%, where 15% is the maximum permitted.

The building itself is modest in size. It only has a height of 31.10 feet, where 35 feet is permitted.

Variance relief is also warranted under N.J.S.A. 40:55D-70(C)(2). There are benefits of upgrading this Property from an aesthetic standpoint which constitutes a benefit that far exceeds any detriment. It is recognized that aesthetic and architectural upgrades can constitute a foundation and basis for variance relief. In addition, the Wyckoff Ordinance as well as good planning encourages the establishment of garages and in this instance, the Applicant is proposing a two car garage.

It is submitted that the development of this lot as proposed will not overburden the lot, and there is no substantial detriment to the Zone Plan or Zoning Ordinances of the Township of Wyckoff.