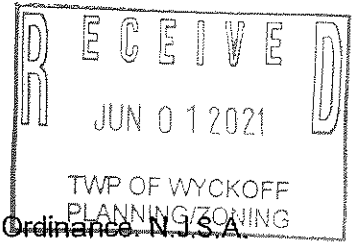


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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
- (X) Hardship variance N.J.S.A. 40:55-70c-1
- (X) 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: A&J Acquisitions LLC, A New Jersey Limited Liability Company
Address: 349 Steinhauser Lane, Wyckoff, New Jersey 07481
Telephone: 201-264-1876
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 540 Helena Avenue
Zoning district: RA25 Block: 314 Lot: 72
Existing use of building or premises: Single family residential

C. Type of variance requested: Hardship/ Flexible

D. The variance requested is for the purpose of: To permit the construction of a new single family residential dwelling resulting in a lot frontage of 120 feet while 125 feet are required.
In addition the applicant is requesting a variance for soil movement in excess of 100 cubic yards.

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? septic 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 x No _____
If yes, state the date and disposition: Approval lapsed

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:

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>40,308</u>	<u>40,308</u>	()
	Frontage	125 min.	<u>120</u>	<u>120</u>	(X)
	Depth	150 min.	<u>322.39</u>	<u>322.39</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>85.1</u>	<u>91</u>	()
	Rear Yard (#2) (ft.)	40 min.	<u>215.3</u>	<u>192±</u>	() ±
	Side Yard (#1) (ft.)	20 min.	<u>21.6</u>	<u>30</u>	()
	Side Yard (#2) (ft.)	20 min.	<u>21.8</u>	<u>25</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	_____	_____	()
	Side Yard (ft.)	15 min.	_____	_____	()
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		<u>21.6</u>	<u>30</u>	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>21.8</u>	<u>25</u>	()
	Garage faces side yard setback increases to	27 min.	_____	_____	()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	<u>950</u>	<u>2935</u>	
	Accessory Structures (sq. ft.)	LIST			
	Deck	<u>161</u>	_____	
	_____	_____	_____	
	_____	_____	_____	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>2.4%</u>	<u>7.3%</u>	()
	B. Total Access. Structures (%)	5 max.	<u>0.4%</u>	<u>0</u>	()
	C. Total (%) (A & B)	20 max.	<u>2.89%</u>	<u>7.3%</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.		<u>3621</u>	()
	First Floor		<u>1857</u>	
	Second Floor		<u>1794</u>	
7.	BUILDING HEIGHT (ft.)	35 max.			()
	Number of stories	2 ½ max.			()
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>2935⁽¹⁾ SF</u>	<u>Space reserved for calculation</u>	
	Driveways (paved or gravel)	Sq. ft.	<u>2149 SF</u>		
	Patios and/or paved areas	Sq. ft.	<u>527 SF</u>	(Paver Patio)	
	Walkways and brick pavers	Sq. ft.	<u>514 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>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6125</u>	Calculated % <u>= 15.2</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

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? The proposed dwelling is aesthetically pleasing and will result in the elimination of an existing side yard setback deficiency.

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?

The lot has an existing deficiency in frontage which is compensated by the overage in lot area of 15,308 square feet

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 acquisition of property from the owner to the east would create a greater non-conformity of that property. The acquisition of property from the owner to the west would make that lot non-conforming.

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good The existing lot is non-conforming in frontage however the excess in lot area compensates for the deficiency in lot frontage.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance As the surrounding properties in the neighborhood have similar deficiency in lot frontage and this application will not increase the deficiency.

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.

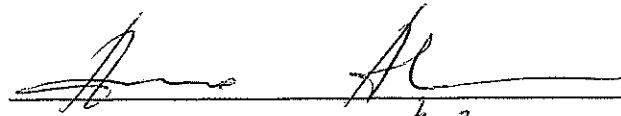
2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

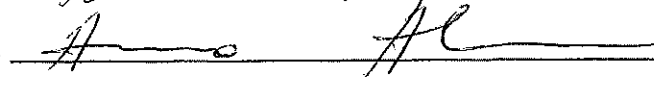
3. List any "special reasons" related to the request.

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. Itemize material accompanying application:

	<u>Item</u>	<u>Number submitted</u>
1.	Site Plan and Landscaping Plan	18
2.	Architechtural Plan	18
3.	Photographs	18
4.		
5.		

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: March 25, 2021