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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

PROPERTY HISTORY:

A. Owner: BRIAN ALLAN
 Address: 388 CORNELL ST, WYCKOFF, NJ 07481
 Telephone: 201-753-2725
 Applicant name (if other than owner): PETER SULLIVAN - CIE P J SULLIVAN CONRS
 Address: 192 GREENWOOD AVE, MUNDANA PK, NJ 07432
 Telephone: 201-857-0000

B. Property Description:
 Location: 388 CORNELL ST, WYCKOFF, NJ
 Zoning district: _____ Block: 479 Lot: 3
 Existing use of building or premises: RESIDENCE

C. Type of variance requested: Hardship - Front yard set back

D. The variance requested is for the purpose of: To extend covered Roof 40" over Existing landing

E. Does the attached survey reflect the property as it presently exists? Yes 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
 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: _____

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:
N/A

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – R-15

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	15,000 min.	<u>11,000</u>	<u>11,000</u>	(4)
	Frontage	100 min.	<u>100</u>	<u>100</u>	(1)
	Depth	125 min.	<u>110</u>	<u>110</u>	(4)
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>29.08</u>	<u>23.75</u>	(4)
	Rear Yard (ft.)	30 min.	<u>51.20</u>	<u>51.20</u>	(1)
	Side Yard (#1) (ft.)	15 min.	<u>13.02</u>	<u>13.02</u>	(4)
	Side Yard (#2) (ft.)	15 min.	<u>24.82</u>	<u>24.82</u>	(4)
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)				
	Rear Yard (ft.)	10 min.	<u>10.33</u>	<u>10.33</u>	(4)
	Side Yard (ft.)	10 min.	<u>9.86</u>	<u>9.86</u>	(4)
	(Attach a separate sheet if necessary)				
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**				
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	<u>2872</u>	<u>2872</u>	(1)
	Garage faces side yard setback increases to	27 min.			(1)
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		<u>1024</u>	<u>1046</u>	
	Accessory Structures (sq. ft.)	LIST	<u>528</u>	<u>528</u>	

5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>14.76%</u>	<u>14.96%</u>	(1)
	B. Total Access. Structures (%)	5 max.	<u>4.8%</u>	<u>4.80%</u>	(1)
	C. Total (%) (A & B)	20 max.	<u>19.56%</u>	<u>19.76%</u>	(1)
6.	DWELLING AREA (Total sq. ft.)	1,100 min.			
	First Floor		<u>1024</u>	<u>1046</u>	
	Second Floor		<u>720</u>	<u>720</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>21.4</u>	<u>21.4</u>	(1)
	Number of stories	2 1/2 max.	<u>1 1/2</u>	<u>1 1/2</u>	(1)
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>1770</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>1336</u>		
	▪ Patios and/or paved areas	Sq. ft.	<u>486</u>		
	▪ Walkways and brick pavers	Sq. ft.	<u>260</u>		
	▪ Tennis Court	Sq. ft.			
	▪ Swimming Pool Water Surface	Sq. ft.			
	▪ Decks w/o free drainage	Sq. ft.			
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.			
				Calculated % = <u>35.2%</u>	(1)

**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 Covered Roof over the Landing will prevent water/snow coming in front door

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 front yard is close to the road

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?

N/A

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good

It is minor, with no foot print, and does not go beyond the existing landing

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

It will provide a safer from snow + rain

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. <u>Survey</u>	
2. <u>Rear View</u>	
3. <u>Side View Elevation</u>	
4. <u>Front Elevation</u>	
5. <u>Photos</u>	

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: _____