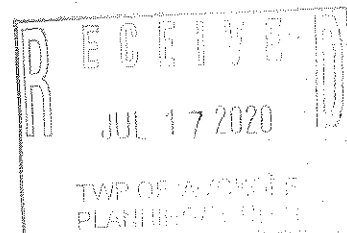


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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
- (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

PROPERTY HISTORY:

A. Owner: Renata and Krzysztof Andrukiewicz
Address: 383 Lehigh str. Wyckoff NJ 07481
Telephone: 201-968-064-99
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 383 Lehigh str. Wyckoff, NJ 07481
Zoning district: RA-15 Block: 481 Lot: 4
Existing use of building or premises: Single Family Dwelling

C. Type of variance requested: Flexible variance

D. The variance requested is for the purpose of: Construction a 128 square foot front porch

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? Sewered 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: Unknown

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 (Corner Lot)

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	15,000 min.	<u>15,393</u>	<u>15,393</u>	()
	Frontage	100 min.	<u>120</u>	<u>120</u>	()
	Depth	125 min.	<u>127.1</u>	<u>127.1</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	<u>40</u>	<u>35.2</u>	(x)
	Front Yard (#2) (ft.)	40 min.	<u>37.4</u>	<u>37.4</u>	(x)
	Rear Yard (ft.)	30 min.	<u>40.7</u>	<u>40.7</u>	()
	Side Yard (ft.)	15 min.	<u>15</u>	<u>15</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	10 min.	<u>3.8</u>	<u>3.8</u>	()
	Side Yard (ft.)	10 min.	<u>15.1</u>	<u>15.1</u>	()
	*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>2,387</u>	<u>2,387</u>	()
	Garage faces side yard setback increases to	27 min.			()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	.....	<u>2,236</u>	<u>2,364</u>	
	Accessory Structures (sq. ft.)	LIST			
	Principal Building	.....	<u>2,146</u>	<u>2,274</u>	
	Metal Shed	.....	<u>90</u>	<u>90</u>	
			
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>13.94</u>	<u>14.77</u>	()
	B. Total Access. Structures (%)	5 max.	<u>0.58</u>	<u>0.58</u>	()
	C. Total (%) (A & B)	20 max.	<u>14.52</u>	<u>15.35</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,100 min.	<u>2,001</u>	<u>2,001</u>	()
	First Floor	.....	<u>587</u>	<u>587</u>	
	Second Floor	.....	<u>1,414</u>	<u>1,414</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>24.80</u>	<u>24.80</u>	()
	Number of stories	2 ½ max.	<u>2 1/2</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>2,364</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>807</u>		
	▪ Patios and/or paved areas	Sq. ft.	<u>326</u>		
	▪ Walkways and brick pavers	Sq. ft.	<u>189</u>		
	▪ Tennis Court	Sq. ft.	<u>-</u>		
	▪ Swimming Pool Water Surface	Sq. ft.	<u>-</u>		
	▪ Decks w/o free drainage	Sq. ft.	<u>-</u>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>3,686</u>	Calculated %	()
				= 23.95	

****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 2 provided 2
Actual area to be utilized (each floor): N/A

Comments:

Buffer required

Buffer provided

Comments:

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

Dimensions: 4'8" x 25'6"

Height: 10'

Location: 383 Lehigh str. Wyckoff, NJ 07481

Lighting: N/A

Setbacks: 40

3. FENCE:

Height: N/A

Style: N/A

Location: N/A

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 front porch will protect front door and create easier access to the dwelling. In addition, the proposed front porch is asthetically pleasing.

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?

None

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?

Not applicable

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good Rather than cause substantial detriment the proposed variance will enhance the public good.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance Will not have negative effect on intent and purpose of the zoning plan and ordinance.

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.

_____ NA _____

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

_____ NA _____

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

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.

_____ NA _____

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. _____ <u>NA</u> _____	
2. _____	
3. _____	
4. _____	
5. _____	

Signature of Applicant: Remaks Andriuskevicius Krystof Andriuskevicius

Signature of Owner(s): Remaks Andriuskevicius Krystof Andriuskevicius

Date of Application: 7/19/2020