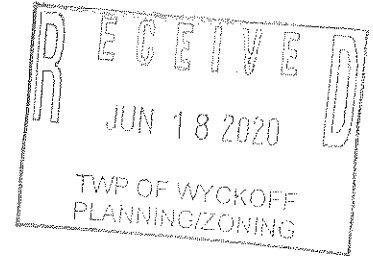


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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: Christopher Anzano
Address: 105 Sheldon St, Wyckoff, NJ 07481
Telephone: 201-693-3233
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 105 Sheldon Street
Zoning district: R-15 Block: 266 Lot: 9
Existing use of building or premises: ONE FAMILY RESIDENTIAL

C. Type of variance requested: hardship variance and flexible variance

D. The variance requested is for the purpose of: EXPANDING 1 FAMILY RESIDENCE

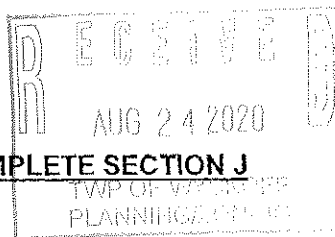
E. Does the attached survey reflect the property as it presently exists? Yes X No _____
If no, explain _____

F. Is the property sewered or septic? 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 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



Shi
8-24-20

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>8,541.00</u>	<u>8,541.00</u>	()
Frontage	100 min.	<u>68.33</u>	<u>68.33</u>	()
Depth	125 min.	<u>125.00</u>	<u>125.00</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>29.9</u>	<u>29.9</u>	()
Rear Yard (ft.)	30 min.	<u>59.0</u>	<u>59.0</u>	()
Side Yard (#1) (ft.)	15 min.	<u>21.1</u>	<u>21.1</u>	()
Side Yard (#2) (ft.)	15 min.	<u>5.0</u>	<u>5.0</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	10 min.	<u>63.8</u>	<u>34.2</u>	()
Side Yard (ft.)	10 min.	<u>1.1</u>	<u>4.0</u>	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>1,506</u>	<u>2,601</u>	()
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.			()
Garage faces side yard setback increases to	27 min.			()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		<u>1,372</u>	<u>1,435</u>	
Accessory Structures (sq. ft.)	LIST			
<u>SHED #1</u>		<u>85</u>		
<u>SHED #2</u>		<u>49</u>		
<u>PROPOSED SHED</u>			<u>195</u>	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>16.1</u>	<u>16.8</u>	()
B. Total Access. Structures (%)	5 max.	<u>1.5</u>	<u>2.3</u>	()
C. Total (%) (A & B)	20 max.	<u>17.6</u>	<u>19.1</u>	()
6. DWELLING AREA (Total sq. ft.)	1,100 min.	<u>1,372</u>	<u>2,406</u>	()
First Floor		<u>1,372</u>	<u>1,435</u>	
Second Floor			<u>971</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>20'-11"</u>	<u>26'-1"</u>	()
Number of stories	2 1/2 max.	<u>1</u>	<u>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>1,630</u>	<u>Space reserved for calculation</u>	
* Driveways (paved or gravel)	Sq. ft.	<u>1,224</u>		
* Patios and/or paved areas	Sq. ft.	<u>120</u>		
* Walkways and brick pavers	Sq. ft.	<u>350</u>		
* Tennis Court	Sq. ft.			
* Swimming Pool Water Surface	Sq. ft.			
* Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>3,324</u>	Calculated % <u>= 38.9</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 2 provided 7
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? Need more space for our expanding family

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?

We are not doing anything different than houses on our block.

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 We are making our house look almost exactly like houses on our block and surrounding blocks.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The proposed variance is the same that surrounding neighbors have applied for.

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.

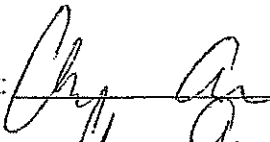
N. Itemize material accompanying application:

Item

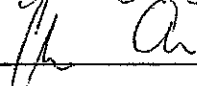
Number submitted

1. _____
2. _____
3. _____
4. _____
5. _____

Signature of Applicant:



Signature of Owner(s):



Date of Application:

6/17/20