

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

BOB@FRUNOIA'S
.COM

PROPERTY HISTORY:

A. Owner: MART RAGHABY
Address: 290 WEST STEVENS AVE WYCKOFF NJ
Telephone: 201 615 7049
Applicant name (if other than owner): SAME AS ABOVE
Address: _____
Telephone: _____

B. Property Description:
Location: 290 WEST STEVENS AVE
Zoning district: RS 25 Block: 320 Lot: 102
Existing use of building or premises: SINGLE FAMILY RESIDENTIAL

C. Type of variance requested: PRINCIPAL BUILDING COVERAGE
15% PERMITTED. 17.5% PROPOSED

D. The variance requested is for the purpose of: BUILDING A POOLED
OVER PATIO

E. Does the attached survey reflect the property as it presently exists? Yes 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
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: SIDE YARD SETBACK
APPROX. 2012

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

RECEIVED

APR 20 2022

J. ZONING DISTRICT - RA-25

PLANNING/ZONING

			DIMENSIONS			
			Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)					
	Frontage	25,000 min.	<u>16824</u>	<u>16824</u>	<input checked="" type="checkbox"/>	EX.
	Depth	125 min.	<u>115.0</u>	<u>115.0</u>	<input checked="" type="checkbox"/>	EX.
2.	SETBACKS	150 min.	<u>140.3</u>	<u>140.3</u>	<input checked="" type="checkbox"/>	EX.
	Principal Building					
	Front Yard (ft.)	40 min.	<u>39.3</u>	<u>39.3</u>	<input checked="" type="checkbox"/>	EX.
	Rear Yard (#2) (ft.)	40 min.	<u>60.8</u>	<u>45.8</u>	()	
	Side Yard (#1) (ft.)	20 min.	<u>18.2</u>	<u>25.4</u>	()	
	Side Yard (#2) (ft.)	20 min.	<u>30.1</u>	<u>30.1</u>	()	
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)					
	Rear Yard (ft.)	20 min.	<u>21.0</u>	<u>21.0</u>	()	
	Side Yard (ft.)	15 min.	<u>8.0</u>	<u>8.0</u>	<input checked="" type="checkbox"/>	EX.
					(Attach a separate sheet if necessary)	
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY						
3.	GROSS BUILDING AREA (GBA) per 186.65**					
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>4173</u>	<u>4000</u>	()	
	Garage faces side yard setback increases to	27 min.	<u>-</u>	<u>-</u>	<input checked="" type="checkbox"/>	EX.
4.	BUILDING AREAS (footprint)					
	Principal Building (sq. ft.)		<u>2508</u>	<u>2961</u>		
	Accessory Structures (sq. ft.)		<u>79</u>	<u>79</u>		
	<u>SHED</u>					
5.	LOT COVERAGE					
	A. Principal Building (%)	15 max.	<u>14.9</u>	<u>17.59</u>	<input checked="" type="checkbox"/>	
	B. Total Access. Structures (%)	5 max.	<u>0.5</u>	<u>0.5</u>	()	
	C. Total (%) (A & B)	20 max.	<u>15.4</u>	<u>18.0</u>	()	
6.	DWELLING AREA (Total sq. ft.)					
	First Floor	1,200 min.	<u>2390</u>	<u>2441</u>	()	
	Second Floor		<u>1783</u>	<u>2159</u>	()	
7.	BUILDING HEIGHT (ft.)					
	Number of stories	35 max.	<u>30.13</u>	<u>14.5</u>	()	
		2 1/2 max.	<u>2</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>3040</u>	Space reserved for calculation $4144 / 16824 = 24.63\%$		
	Driveways (paved or gravel)	Sq. ft.	<u>904</u>			
	Patios and/or paved areas	Sq. ft.	<u>-</u>			
	Walkways and brick pavers	Sq. ft.	<u>140</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>4144</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**

* 2 PARKING SPACES IN DRIVEWAY

2 PARKING SPACES IN GARAGE

K. OTHER REQUIREMENTS

1. PARKING: Spaces required 2 provided 4*
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: NOT APPLICABLE

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE:

Height: NOT APPLICABLE

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? _____
REFER TO ATTACHMENT #1

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?

REFER TO ATTACHMENT #1

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?

NONE AVAILABLE

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good REFER TO

ATTACHMENT #1.

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

REFER TO ATTACHMENT #1.

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.

NOT APPLICABLE

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

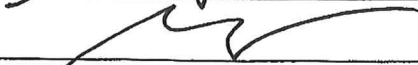
3. List any "special reasons" related to the request.

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>REFER TO ATTACHMENT # 1.</u>	
2.	
3.	
4.	
5.	

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 4/7/22

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/FACSIMILE 201-307-1115

LICENSE NO. AI10379

April 4, 2022

ADDITION and ALTERATIONS to the
BACHARDY RESIDENCE
296 WEST STEVENS AVENUE
WYCKOFF, NEW JERSEY

ATTACHMENT #1
SECTION L.

1. THE BENEFITS WILL OUTWEIGH ANY DETRIMENTS AS THE PROPOSED NEW ONE STORY ADDITION DOES NOT PRESENT A MASSIVE STRUCTURE. THE AREA OF THE ROOFED AREA IS LESS THAN THE AREA OF THE PRESENT PATIO. THE ROOFED PATIO IS OPEN ON THREE SIDES AND DOES NOT, THEREFORE, PRESENT AS A MASSIVE STRUCTURE.
2. THE EXISTING LOT IS UNDERSIZED WITH RESPECT TO THE ZONE REQUIREMENTS. 25,000 S.F. IS REQUIRED. 16,824 S.F. IS EXISTING.
3. NO ADDITIONAL LANDS ARE AVAILABLE TO REDUCE AND/ OR ELIMINATE THE VARIANCES.
4. THE PROPOSED VARIANCES WILL NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AS THE PROPOSED ADDITION IS LOCATED AT THE REAR OF THE EXISTING HOME AND IS NOT VISIBLE FROM THE STREET. FURTHER, THE PROPOSED ADDITION MEETS AND EXCEEDS THE SETBACK REQUIREMENTS OF THE ORDINANCE AND IS SUBSTANTIALLY LOWER IN HEIGHT THAN THE EXISTING HOME. THE AFFECT ON THE HOMES TO THE SIDES AND REAR ARE NEGLIGIBLE.

MATERIALS ACCOMPANYING APPLICATION
SECTION N.

1. APPLICATION DOCUMENTS INCLUDING THIS ATTACHMENT #1.
2. PHOTOGRAPHS.
3. PROPERTY OWNER PERMISSION FORM.
4. PROPERTY SURVEY.
5. ARCHITECTURAL FLOOR PLAN AND ELEVATIONS.
6. SITE PLAN INDICATING PROPOSED NEW WORK AND ZONING SETBACKS. A ZONING CHART AND BUILDING DATA ARE INCLUDED.
7. APPLICATION FEE: \$325.00.
8. ESCROW FEE: \$900.00.
9. PROPERTY LIST FEE: \$10.00.

END OF ATTACHMENT #1