

***Township of Wyckoff***  
***Engineering Department***

**Technical Memorandum**

**TO:** Wyckoff Zoning Board of Adjustment

**FROM:** Mark A. DiGennaro, P.E., Township Engineer

**DATE:** March 11, 2020

**RE:** 182 Wayfair Circle  
Block 428 Lot 20  
RA – 25 Zone

I have reviewed the following:

- Plot Plan and Architectural Plan prepared by William Brown Architects, last revised February 20, 2020.
- Landscape Plan self-prepared.
- Survey by Morgan Engineering & Surveying dated 11/8/19.
- Application and Photos

**SUMMARY:** The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to accessory structure lot coverage. The applicant is proposing to expand the dwelling requiring variance relief from the enhanced sideyard setback. The following is a detailed summary of the project proposal:

- **Lot Size (Area in square feet, sf)**
  1. Existing 25,292 sf
  2. Required 25,000 sf
  
- **Frontage**
  1. Required 125 ft
  2. Existing 147.6
  
- **Depth**
  1. Required 150 ft
  2. Existing 200 ft
  
- **Front Yard Set Back**
  1. Existing 45.7 ft
  2. Required 40 ft
  3. Proposed 41.8 ft

- **Principle Building Side Yard Set Back**
  1. Existing Sideyard #1      20.8 ft Proposed 20.8 ft
  2. Existing Sideyard #2      43.9 ft Proposed 34.2 ft
  3. Required                      25 ft each side. (Enhanced)
  
- **Principle Building Rear Yard Set Back**
  1. Existing                      124.4 ft
  2. Required                      40 ft
  3. Proposed                      90.8 ft
  
- **Lot Coverage (%)**
  1. Existing principal building      6.43 %
  2. Maximum permitted              15%
  3. Proposed principal building      14.93 %
  4. Maximum Combined              20 %
  5. Proposed Combined              14.93 %
  
- **Accessory Lot Coverage**
  1. Maximum Permitted              5 %
  2. Existing Coverage                6.93 %
  3. Proposed Coverage                0 %
  
- **Accessory Structures**
  1. Shed, pool and deck              To Be Removed
  
- **Impervious Coverage**
  1. Maximum Permitted              28.5 %
  2. Proposed                          21.8 %
  
- **Height**
  1. Existing                              27.6 ft              2 story
  2. Maximum permitted              35 ft                2.5 story
  3. Proposed building                33'- 7"              2.5 story

The applicant must satisfy the Township's Stormwater management requirements and the property is served by municipal sewers.