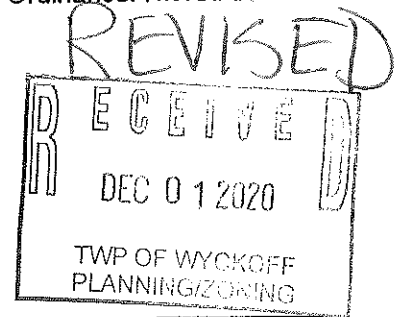


**TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY**

**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: John & Katelyn Bryndza  
Address: 305 Voorhis Avenue  
Telephone: 732-245-2948      732-233-2846  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 305 Voorhis Avenue  
Zoning district: RA-25      Block: 287      Lot: 5.01  
Existing use of building or premises: Single Family Dwelling

C. Type of variance requested: Hardship (Non-Conforming existing condition)

D. The variance requested is for the purpose of: Construction of front Portico within the permitted  
40' front yard setback and Principal Building Lot  
Coverage of 17.4% where 15% is permitted

E. Does the attached survey reflect the property as it presently exists? Yes \_\_\_\_\_ No X  
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 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:  
\_\_\_\_\_  
\_\_\_\_\_

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – RA-25**

**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	<u>13,261.97 sf</u>	<u>13,261.97</u>	(X)
Frontage	125 min.	<u>100'</u>	<u>100'</u>	(X)
Depth	150 min.	<u>140.03</u>	<u>140.03</u>	(X)
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>25.5'</u>	<u>25.5'</u>	(X)
Rear Yard (#2) (ft.) (Second front yard)	40 min.	<u>37'</u>	<u>37'</u>	(X)
Side Yard (#1) (ft.)	20 min.	<u>20'</u>	<u>20'</u>	( )
Side Yard (#2) (ft.)	20 min.	<u>10'</u>	<u>10'</u>	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u>12.2'</u>	<u>12.2</u>	(X)
Side Yard (ft.)	15 min.	<u>3.3'</u>	<u>3.3'</u>	(X)
<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>2,750 sf</u>	<u>2,750 sf</u>	( )
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>n/a</u>	<u>n/a</u>	( )
Garage faces side yard setback increases to	27 min.	<u>n/a</u>	<u>n/a</u>	( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>2,225 sf</u>	<u>2,312 sf</u>	
Accessory Structures (sq. ft.)	LIST			
Shed	.....	<u>64 sf</u>	<u>64 sf</u>	
.....	.....			
.....	.....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>16.7 %</u>	<u>17.4%</u>	(X)
B. Total Access. Structures (%)	5 max.	<u>1%</u>	<u>1%</u>	( )
C. Total (%) (A & B)	20 max.	<u>17.7%</u>	<u>18.4%</u>	( )
6. DWELLING AREA (Total sq. ft.)	1,200 min.	<u>2,750 sf</u>	<u>2,750 sf</u>	( )
First Floor	.....	<u>2,225 sf</u>	<u>2,225 sf</u>	
Second Floor	.....	<u>525sf</u>	<u>525 sf</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>22'</u>	<u>22'</u>	( )
Number of stories	2 ½ 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>2,289 sf</u>		<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	Sq. ft.	<u>3,378 sf</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>354 sf</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>246sf</u>		
▪ Tennis Court	Sq. ft.	<u>          </u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u>          </u>		
▪ Decks w/o free drainage	Sq. ft.	<u>222 sf</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6,267 sf</u>	Calculated %	(X)
			= 47.3%	

**\*\*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 N/A

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 Portico will provide shelter from rain and snow on the front steps of the house.  
\_\_\_\_\_  
\_\_\_\_\_

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 existing home distance to the front property line is existing and non-conforming. The portico is a weather protection. Other properties on the street do not have the front yard hardship that 305 Voorhis Ave has and do have weather protection at the front door.

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?

This is a front yard variance and the applicant has made no effort to acquire additional properties.  
\_\_\_\_\_  
\_\_\_\_\_

- 4 State how the proposed variance:

a. Will not cause substantial detriment to the public good This is a simple portico over a front door  
This will not be a habitable space and should not impact the existing street scape

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance \_\_\_\_\_  
This is not a habitable space and will not bring the front of the livable area closer to the street.  
\_\_\_\_\_

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.

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

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

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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.

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N. Itemize material accompanying application:

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

Signature of Applicant: Kathryn Bryson

Signature of Owner(s): Kathryn Bryson Jos

Date of Application: 9-21-20