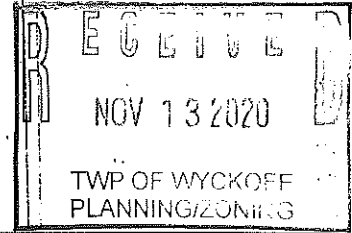


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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: Ignazio Cangialosi and Deborah Cangialosi
Address: 417 Saddle Back Trail, Franklin Lakes, NJ 07417
Telephone: 201 637 6327
Applicant name (if other than owner): same as above
Address: _____
Telephone: _____

B. Property Description:
Location: 535 Concord Place
Zoning district: RA-25 Block: 311 Lot: 3
Existing use of building or premises: single family residential

C. Type of variance requested: Bulk Variance C-1 Hardship and C-2 Flexible
Rear yard building setback of 28.4 feet where 40 feet are
required an existing rear yard building setback of an accessory structure
of 6.7 feet where 20 feet are required.

D. The variance requested is for the purpose of: Permitting the construction of a
one (1) story addition to the principal residential building.

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: _____

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

K. OTHER REQUIREMENTS

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 proposed additions are aesthetically pleasing and are compatible with the houses in the neighborhood.
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 property is uniquely situated as it is a corner lot with two front yard building setbacks. The variance for the pool is an existing non-conforming. The variance for impervious lot coverage is mitigated by the fact that there is adequate drainage and buffering.
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?
The acquisition of a portion of the surrounding property would render that property non-conforming.
4. State how the proposed variance:
a. Will not cause substantial detriment to the public good as it is similar to the surrounding properties in the neighborhood the property has sufficient drainage and will adequately buffered.
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance as it is a corner lot with two front yard building setbacks, the variance for impervious coverage will not be defectable based upon the screening, buffering and adequate drainage.

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.

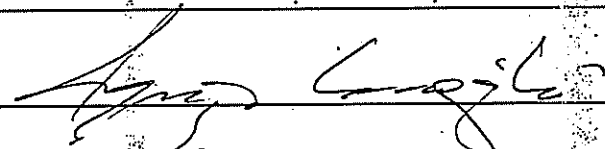
2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

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:

<u>Item</u>	<u>Number submitted</u>
1. Plot Plan prepared by Robert J. Wissman, PE & L.S.	18
2. Architectural Plans prepared by Joseph M. Donato, AIA	18
3. Landscaping Plan prepared by Visionscape Design	18
4. Photographs	18 sets
5.	

Signature of Applicant: 

Signature of Owner(s): same as above

Date of Application: October 9, 2020