

RECEIVED

MAR 25 2022

PLANNING/ZONING

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
(X) 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

PROPERTY HISTORY:

A. Owner: John and Gina Carini
Address: 347 Voorhis Avenue
Telephone: 201-236-8208 (John)
Applicant name (if other than owner):
Address:
Telephone:

B. Property Description:
Location: 347 Voorhis Avenue
Zoning district: RA-25 Block: 316 Lot: 3
Existing use of building or premises: Single family residence

C. Type of variance requested: Bulk. Principle Building Front and Side Yard Setback, Max Lot Coverage - Principle Building and Max Lot Coverage - + Accessory Building

D. The variance requested is for the purpose of: Enlarging the existing house.

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

F. Is the property sewerred 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**

<b>DIMENSIONS</b>				
	<b>Zoning Requirement</b>	<b>Present Layout</b>	<b>Proposed Layout</b>	<b>**See Note</b>
1. <b>LOT SIZE (sq. ft.)</b>	<b>25,000 min.</b>	<u>12,036</u>	<u>No Change</u>	<b>(X)</b>
Frontage	125 min.	<u>100</u>	<u>No Change</u>	<b>(X)</b>
Depth	150 min.	<u>120.34</u>	<u>No Change</u>	<b>(X)</b>
2. <b>SETBACKS</b>				
Principal Building				
Front Yard (ft.)	40 min.	<u>22.8 (to step)</u>	<u>No Change</u>	<b>(X)</b>
Rear Yard (#2) (ft.)	40 min.	<u>41.8</u>	<u>52.9 (to Addition)</u>	<b>( )</b>
Side Yard (#1) (ft.)	20 min.	<u>29.3</u>	<u>No Change</u>	<b>( )</b>
Side Yard (#2) (ft.)	20 min.	<u>12.2</u>	<u>No Change</u>	<b>(X)</b>
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		<b>(Attach a separate sheet if necessary)</b>		
Rear Yard (ft.)	20 min.	<u>11.75</u>	<u>No Change</u>	<b>( )</b>
Side Yard (ft.)	15 min.	<u>11.9</u>	<u>No Change</u>	<b>( )</b>
<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3. <b>GROSS BUILDING AREA (GBA) per 186.65**</b>		<u>2,362.4</u>	<u>2,541.1</u>	<b>( )</b>
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>                    </u>	<u>                    </u>	<b>( )</b>
Garage faces side yard setback increases to	27 min.	<u>                    </u>	<u>                    </u>	<b>( )</b>
4. <b>BUILDING AREAS (footprint)</b>				
Principal Building (sq. ft.)	.....	<u>2,323.7</u>	<u>2,502.4</u>	
Accessory Structures (sq. ft.)	<b>LIST</b>			
Shed	.....	<u>80.0</u>	<u>80.0</u>	
.....	.....	<u>                    </u>	<u>                    </u>	
.....	.....	<u>                    </u>	<u>                    </u>	
5. <b>LOT COVERAGE</b>				
A. Principal Building (%)	15 max.	<u>19.31</u>	<u>20.79</u>	<b>(X)</b>
B. Total Access. Structures (%)	5 max.	<u>0.66</u>	<u>0.66</u>	<b>( )</b>
C. Total (%) (A & B)	20 max.	<u>19.97</u>	<u>21.45</u>	<b>(X)</b>
6. <b>DWELLING AREA (Total sq. ft.)</b>	1,200 min.	<u>1,815</u>	<u>1,986</u>	<b>( )</b>
First Floor	.....	<u>1,815</u>	<u>1,986</u>	
Second Floor	.....	<u>                    </u>	<u>                    </u>	
7. <b>BUILDING HEIGHT (ft.)</b>	35 max.	<u>16.7</u>	<u>16.7</u>	<b>( )</b>
Number of stories	2 ½ max.	<u>1</u>	<u>1</u>	<b>( )</b>
8. <b>IMPERVIOUS COVERAGE (Calculation)</b>				
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>2,582.4</u>	<b><u>Space reserved for calculation</u></b>	
▪ Driveways (paved or gravel)	Sq. ft.	<u>799.9</u>	$45/(\sqrt{12,036})$	
▪ Patios and/or paved areas	Sq. ft.	<u>1,105.9</u>	$45/109.7 = 41.02\%$ allowable	
▪ Walkways and brick pavers	Sq. ft.	<u>338.1</u>		
▪ Tennis Court	Sq. ft.	<u>n/a</u>	$4,826.3/12,036 = 40.1\%$	
▪ Swimming Pool Water Surface	Sq. ft.	<u>n/a</u>		
▪ Decks w/o free drainage	Sq. ft.	<u>n/a</u>		
<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	<u>4,826.3</u>	<b>Calculated %</b>	<b>( )</b>
			<b>= 40.1</b>	

**\*\*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 4  
Actual area to be utilized (each floor): 435 sf @ existing 2-car garage ; 799.9 sf @ existing paved driveway

Comments: \_\_\_\_\_  
\_\_\_\_\_

Buffer required \_\_\_\_\_  
Buffer provided 12.2' @ existing 2-car garage ; 2.8' @ existing driveway  
Comments: \_\_\_\_\_  
\_\_\_\_\_

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_  
Lighting: \_\_\_\_\_  
Setbacks: \_\_\_\_\_

3. FENCE:

Height: Existing to remain (no change)  
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 side yard addition aligns with the existing dwelling. The front porch roof overhang is not currently sufficient as water drips onto the existing stairs. Enlarging the overhang will alleviate any water/ice forming on the porch.

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 lot is undersized compared to the zone.

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?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4 State how the proposed variance:

a. Will not cause substantial detriment to the public good The proposed addition is entirely in the rear yard and does not go past the existing dwelling anywhere.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance \_\_\_\_\_  
The proposed setbacks do not encroach past the existing dwelling. The lot coverages are as minimal as possible for the interior to be feasible.



**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. Architectural Drawings (by J. Cestaro Architecture, LLC)	2 sheets, dated 3-23-22 (16 copies submitted)
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 3/23/2022