

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL / SOIL MOVEMENT

Date filed _____ Fee _____ Block 429 Lot(s) 32

A. APPLICATION IS HEREBY MADE FOR:

- Minor site plan
- Preliminary/final major site plan
- Waiver, modification or amendment of an existing site plan
- Fence permit
- Soil movement

email: nick.dimitrakio@mac.com

B. OWNER: Nicholas & Jennifer Dimitrakio Tele # _____
 Address: 802 Albemarle Street, Wyckoff, N.J. 07481
 Applicant's Name (if other than owner): _____ Tele# _____
 Address: _____
 Name and address of person presenting application:
 Name: Schwanewede/Hals Engineering Profession Engineer
 Address: 9 Post Road, Suite M11, Oakland, N.J. 07436 Tele # 201-337-0053
 Name of development: Dimitrakio Residence

C. PROPERTY DESCRIPTION

Location: 802 Albemarle Street Zone: RA-25
 Lot size: 0.574 Ac. Tax Map #: 44 Block 429 Lot(s) 32
 Size of building in square feet: 4,998 s.f. Stories: 2-1/2

D. YARD DIMENSIONS – PROPOSED DEVELOPMENT APPLICATION

Zone: RA-25 Minimum lot requirements: Area (sq. ft.): 25,000 s.f.
 Frontage: 125' Depth: 150'
 Proposed yard dimensions: Principal building Front 40' Rear 40'
 Side: One 27' Both 52'
 Accessory buildings: Rear N/A Side N/A
 Maximum building height: Stories 2-1/2 Feet 35'
 Minimum habitable floor area per dwelling unit 1,200 s.f.
 Maximum lot coverage 28.5%
 Principal building %: 15% Principal & accessory building %: 20%

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST:

F. PROPOSED LAND USE: Residential Single Family

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION: _____

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: one unit / single family residence

I. ESTIMATED COST OF CONSTRUCTION: _____

**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
- (X) Soil movement in excess of 100 cubic yards

PROPERTY HISTORY:

A. Owner: Nicholas & Jennifer Dimitrakiou
Address: 802 Albemarle Street, Wyckoff, N.J. 07481
Telephone: _____
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:

Location: 802 Albemarle Street
Zoning district: RA-25 Block: 429 Lot: 32
Existing use of building or premises: Single Family

C. Type of variance requested: Sect. 186-22 H. soil movement greater than 100 C.Y.

D. The variance requested is for the purpose of: Soil movement greater than 100 C.Y.

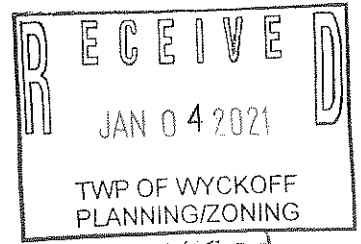
E. Does the attached survey reflect the property as it presently exists? Yes x No _____
If no, explain _____

F. Is the property sewered or septic? sewered 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.	25,000	25,000	()
Frontage	125 min.	125 FT.	125 FT.	()
Depth	150 min.	200 FT.	200 FT.	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	43.97 FT.	40.4 FT.	()
Rear Yard (#2) (ft.)	40 min.	131.64 FT.	96.4 FT.	()
Side Yard (#1) (ft.)	20 min.	24.98 FT.	27.4 FT.	()
Side Yard (#2) (ft.)	20 min.	41.39 FT.	25.4 FT.	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	_____	_____	()
Side Yard (ft.)	15 min.	_____	_____	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		2,165 S.F.	4,804 S.F.	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	41.39 FT.	25.4 FT.	()
Garage faces side yard setback increases to	27 min.	24.98 FT.	27.4 FT.	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	1,544 S.F.	3,304 S.F.	
Accessory Structures (sq. ft.)	LIST	_____	_____	
_____	_____	_____	
_____	_____	_____	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	6.2%	13.2%	()
B. Total Access. Structures (%)	5 max.	_____	_____	()
C. Total (%) (A & B)	20 max.	6.2%	13.2%	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	2,165 S.F.	4,804 S.F.	()
First Floor	1,426 S.F.	2,676 S.F.	
Second Floor	739 S.F.	2,128 S.F.	
7. BUILDING HEIGHT (ft.)	35 max.	24.25 FT.	34.7 FT.	()
Number of stories	2 1/2 max.	2	2 1/2	()
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.	3304	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	2257	_____	
▪ Patios and/or paved areas	Sq. ft.	_____	_____	
▪ Walkways and brick pavers	Sq. ft.	213	_____	
▪ Tennis Court	Sq. ft.	_____	_____	
▪ Swimming Pool Water Surface	Sq. ft.	_____	_____	
▪ Decks w/o free drainage	Sq. ft.	_____	_____	
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	5774	Calculated % = 23.1	()

****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.

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? _____

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?

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 _____

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

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.	_____
2.	_____
3.	_____
4.	_____
5.	_____

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: _____