

JAN 10 2022

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: Kevin & Claire Donaghy
 Address: 350 Voorhis Avenue, Wyckoff, NJ 07481
 Telephone: _____
 Applicant name (if other than owner): Same
 Address: _____
 Telephone: _____

B. Property Description:
 Location: 350 Voorhis Avenue, Wyckoff, NJ 07481
 Zoning district: RA-25 Block: 316 Lot: 15.01
 Existing use of building or premises: Single Family Residence

C. Type of variance requested: Front & Rear Yard Setback (corner lot)

D. The variance requested is for the purpose of: Home renovation to add additional living space & garage.
Existing garage to be removed thereby reducing both existing front & rear yard variances

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:

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25 (Corner Lot)

PLANNING/ZONING

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	<u>28,783</u>	<u>28,783</u>	()
	Frontage	125 min.	<u>350.7</u>	<u>350.7</u>	()
	Depth	150 min.	<u>195</u>	<u>195</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	<u>111.4'</u>	<u>89.2'</u>	()
	Front Yard (#2) (ft.)	40 min.	<u>29.4'</u>	<u>30.1</u>	(X)
	Rear Yard (ft.)	40 min.	<u>8.5'</u>	<u>29.0'</u>	(X)
	Side Yard (ft.)	20 min.	<u>45.2'</u>	<u>64.9'</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	<u>-</u>	<u>51.6'</u>	()
	Side Yard (ft.)	15 min.	<u>-</u>	<u>69.8'</u>	()
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		<u>2018</u>	<u>3905</u>	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>-</u>	<u>64.9'</u>	()
	Garage faces side yard setback increases to	27 min.			()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		<u>2054</u>	<u>2260</u>	
	Accessory Structures (sq. ft.)	LIST			
	<u>DECK</u>		<u>-</u>	<u>414</u>	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>7.6%</u>	<u>8.2%</u>	()
	B. Total Access. Structures (%)	5 max.	<u>-</u>	<u>1.4%</u>	()
	C. Total (%) (A & B)	20 max.	<u>7.6%</u>	<u>9.6%</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	<u>2018</u>	<u>3160</u>	()
	First Floor		<u>1550</u>	<u>1500</u>	
	Second Floor		<u>468</u>	<u>1660</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>26'</u>	<u>32.6'</u>	()
	Number of stories	2 ½ max.	<u>2 ST.</u>	<u>2 ST.</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>2674</u>	<u>Space reserved for calculation</u>	
	* Driveways (paved or gravel)	Sq. ft.	<u>1298</u>		
	* Patios and/or paved areas	Sq. ft.	<u>-</u>		
	* Walkways and brick pavers	Sq. ft.	<u>245</u>		
	* Tennis Court	Sq. ft.	<u>-</u>		
	* Swimming Pool Water Surface	Sq. ft.	<u>-</u>		
	* Decks w/o free drainage	Sq. ft.	<u>-</u>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>4217</u>	Calculated % <u>= 14.7%</u>	()

**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 N/A 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: _____ N/A
Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE:
Height: N/A
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? Applicants seek to add additional living space, garage, deck & front porch. Existing garage & shed to be removed.

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 located on a corner lot requiring two (2) front yard setbacks. Although the house faces Voorhis Avenue, by definition Parkway Manor is considered the front yard and the garage to be removed is located in the rear yard which will be increased from 8.5' to 29'.

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?

No adjacent land is available to be acquired without negatively affecting the adjacent developed property

4. State how the proposed variance:
a. Will not cause substantial detriment to the public good The property improvement will not cause any detriment to the public good and will result in improved neighborhood aesthetics and be compatible with the surrounding area.
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____
The applicaiton is compatible with the zone & area, & will reduce an existing rear yard nonconformity. The front porch variance is deminimus & will improve aesthetics

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. N/A

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. Site Plan prepared by Weissman Engineering dated 8/10/21	2
2. Architectural Plans entitled "Proposed Alterations 350 Voorhis Avenue	
3. Wyckoff, NJ 07481 Lot 15.01, Block 316 " prepared by PMC Architects,	
4. dated 10/20/21	2
5.	

Signature of Applicant:

Signature of Owner(s):

Date of Application:

Kevin Donaghy
Kevin Donaghy
1/14/22

PROPERTY OWNER PERMISSION FORM

1/09/22
Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

350 Voorhis Avenue, Wyckoff, NJ 07481

Address/Premises

Kevin Donaghy

Print name

Kevin Donaghy

Signature