

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

arch@richardboucharde@msn.com

EMAIL ADDRESS OF PERSON WHO COMPLETED APPLICATION
Sfowler@benzelbusch.com

PROPERTY HISTORY:

A. Owner: Anastasia Fowler and David Fowler
Address: 310 Windham Court Wyckoff NJ 07481
Telephone: 551-427-3224
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 310 Windham Court, Wyckoff NJ 07481
Zoning district: RA-25 Block: 206 Lot: 51
Existing use of building or premises: _____

C. Type of variance requested: Hardship Variance / Side Yard Setback

D. The variance requested is for the purpose of: Small addition for my elderly Mother in law

E. Does the attached survey reflect the property as it presently exists? Yes 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 _____
If yes, explain We have already submitted for the permits for the work to be performed on the property. We were waiting for final approval.

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: N/A

310 Windham Court

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.	27958	27958	()
	Frontage	125 min.	125	125	()
	Depth	150 min.	196.48	196.48	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	47.5'	47.5'	()
	Rear Yard (#2) (ft.)	40 min.	106.5'	111.5'	()
	Side Yard (#1) (ft.)	20 min.	22.5'	22.5'	()
	Side Yard (#2) (ft.)	20 min.	29.8'	28.8'	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Shed				
	Rear Yard (ft.)	20 min.	30.5'	30.5'	()
	Side Yard (ft.)	15 min.	15.5'	15.5'	()
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		3484.5	4162.94	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	22.5'	22.5'	(X)
	Garage faces side yard setback increases to	27 min.	29.8	28.8	()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		2499.5	3186.9	8.9% 11.4%
	Accessory Structures (sq. ft.)				
	LIST				
	Shed		80 SF	4381.94 SF	
	Covered patio		299	13.24%	
	Pool		825	15.67%	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	2499.5/8.9%	3186.9 11.4%	()
	B. Total Access. Structures (%)	5 max.	1204 4.3%	1204 4.3%	()
	C. Total (%) (A & B)	20 max.	3703.5 13.2%	4390.9 15.7%	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.			
	First Floor		1382.5	2755	()
	Second Floor		1382.5	3433.44	()
7.	BUILDING HEIGHT (ft.)	35 max.	27'-6"	27'-6"	()
	Number of stories	2 1/2 max.	272	272	()
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.	3107.9	Space reserved for calculation	
	Driveways (paved or gravel)	Sq. ft.	1620		
	Patios and/or paved areas	Sq. ft.	1487		
	Walkways and brick pavers	Sq. ft.	395		
	Tennis Court	Sq. ft.	-		
	Swimming Pool Water Surface	Sq. ft.	825		
	Decks w/o free drainage	Sq. ft.	-		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	6609.9	$\frac{6609.9}{27958} = 23.64\%$	
				Calculated %	()

**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 _____ 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? We are not going any closer to the neighbor. The footprint of the home is not changing on either side of the neighbors. They will not be affected at all.

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 neighbors will not be affected by this addition. We are going to add a small addition to accommodate my elderly mother-in-law to prevent her from using the stairs & having space.

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 adjoining lands are owned by my neighbors. The addition is going straight back to give my elderly mother-in-law her own space on the first floor & prevent her from using the stairs. We will be caring for her to keep her safe.

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good We are not going expanding footprint of the home towards neighbors on the left or right.
This

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.

The addition is taking place on the other side of the property in the back yard. Going straight back, this is for my elderly mother in law to keep her on the first floor.

2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance. My home will increase in size by more than the required 3700 square feet. This will not affect either neighbor side.

3. List any "special reasons" related to the request. The property is currently 22.5 foot set back on one neighbors side. That side will not be effected at all by this addition. The addition is going back & the set back on that side is more than 25 feet.

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. This is being built for my elderly mother in law to keep her on the first floor & out of danger.

N. Itemize material accompanying application:

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

Signature of Applicant: _____

Amaldi E. [Signature]

Signature of Owner(s): _____

Amaldi E. [Signature]

Date of Application: _____

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>27958</u>	<u>27958</u>	()
Frontage	125 min.	<u>128</u>	<u>128</u>	()
Depth	150 min.	<u>196.48</u>	<u>196.48</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>47.5'</u>	<u>47.5'</u>	()
Rear Yard (#2) (ft.)	40 min.	<u>38.8'</u>	<u>11.6'</u>	()
Side Yard (#1) (ft.)	20 min.	<u>22.5'</u>	<u>22.5'</u>	()
Side Yard (#2) (ft.)	20 min.	<u>27.8'</u>	<u>28.3'</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.) <u>SHED</u>		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u>32.5'</u>	<u>32.5'</u>	()
Side Yard (ft.)	15 min.	<u>5.5'</u>	<u>5.5'</u>	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65*		<u>3434.5</u>	<u>4162.94</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>22.8'</u>	<u>22.8'</u>	()
Garage faces side yard setback increases to	27 min.	<u>24.8'</u>	<u>22.8'</u>	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		<u>2499.5</u> 8.9%	<u>3186.9</u> 11.4%	
Accessory Structures (sq. ft.)				
<u>SHED</u>	LIST	<u>2709.44</u>	<u>2381.94</u> 5%	
<u>COVERED PATIO</u>		<u>13.24</u> %	<u>15.107</u> %	
<u>POOL</u>				
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>2499.5</u> 8.9%	<u>3186.9</u> 11.4%	()
B. Total Access. Structures (%)	5 max.	<u>204</u> 4.3%	<u>204</u> 4.3%	()
C. Total (%) (A & B)	20 max.	<u>2703.5</u> 13.2%	<u>3390.9</u> 15.7%	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.			()
First Floor		<u>2795</u>	<u>2795.44</u>	
Second Floor				
7. BUILDING HEIGHT (ft.)	35 max.	<u>27'-6"</u>	<u>27'-6"</u>	()
Number of stories	2 1/2 max.	<u>2 1/2</u>	<u>2 1/2</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>3107.9</u>	<u>Space reserved for calculation</u>	
* Driveways (paved or gravel)	Sq. ft.	<u>1020</u>		
* Patios and/or paved areas	Sq. ft.	<u>1487</u>	<u>6609.9</u>	
* Walkways and brick pavers	Sq. ft.	<u>395</u>	<u>27958</u>	
* Tennis Court	Sq. ft.	<u>—</u>		
* Swimming Pool Water Surface	Sq. ft.	<u>825</u>	<u>23.64 %</u>	
* Decks w/o free drainage	Sq. ft.	<u>—</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6609.9</u>	Calculated %	()

**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

Additional Accessory Structures:

	side	rear
Pool	29'	69'
Covered Patio	46'	114'

To whom it may concern,

We are adding on to our home to allow my mother in law full access to the first floor.

She is elderly and has trouble walking, so the first floor addition will allow her much easier access into our home.

We would like to forgo having a landscape architect to produce plans for the new addition.

The part of the yard that will be changed by the addition will only have grass.

We will be taking care of that once the addition is finished.

We currently have a six foot pvc fence surrounding our back yard and the addition is taking place completely in the back yard.

The neighbors on both sides of our property will not be affected.

They are unable to see into the back yard and the addition is going straight back.

There is nothing being changed on the side yards at all.

Thank you for your understanding in this matter.

Regards,
Anastasia Fowler

