

**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-70c-1
- 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. 40:55D70d-1
- Expansion of nonconforming use N.J.S.A. 40:55D-70d-2
- Deviation from standard of conditional use N.J.S.A. 40:55-70d-3

Revised
RECEIVED

SEP 13 2022

PLANNING/ZONING

PROPERTY HISTORY:

- A. Owner: Zachary Fox and Danielle Fox
Address: 441 Ellis Place, Wyckoff, New Jersey 07481
Telephone : (201) 835-6514
Applicant name (if other than owner):
Address:
Telephone:

- B. Property Description:
Location: 441 Ellis Place
Zoning district: RA-25 Block: 346 Lot: 30
Existing use of building or premises: single family residential

- C. Type of variance requested:
Hardship variance N.J.S.A. 40:55-70c-1 and Flexible Variance N.J.S.A. 40:55-70c-2.

- D. The variance requested is for the purpose of: Constructing a first floor and second floor addition to the existing single-family principal residential dwelling.

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

- F. Is the property sewer or septic? Septic

- G. Is this request connected with the simultaneous approval of another application before a Township Board?
If yes, explain. No

- H. Have there been any previous applications before a Township Board involving the premises?
If yes, state the date and disposition: None to the applicant's knowledge.

- I. If this application is for an appeal of 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)

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	<u>24,952</u>	<u>24,952</u>	(X)
	Frontage	125 min.	<u>295</u>	<u>295</u>	()
	Depth	150 min.	<u>200</u>	<u>200</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	<u>45.2</u>	<u>45.2</u>	()
	Front Yard (#2) (ft.)	40 min.	<u>33.8</u>	<u>34.0</u>	(X)
	Rear Yard (ft.)	40 min.	<u>88.1</u>	<u>85.1</u>	()
	Side Yard (ft.)	20 min.	<u>20.8</u>	<u>20.8</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	<u>45.4</u>	<u>45.4</u>	()
	Side Yard (ft.)	15 min.	<u>15.4</u>	<u>15.4</u>	()
	<i>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</i>				
3.	GROSS BUILDING AREA (GBA) per 186.65**		<u>3,776</u>	<u>5,769</u>	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>20.8</u>	<u>20.8</u>	(X)
	Garage faces side yard setback increases to	27 min.			()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	.....	<u>2,496</u>	<u>3,439</u>	
	Accessory Structures (sq. ft.)	LIST			
	Pool	.....	<u>669</u>	<u>669</u>	
	DECK	.....	<u>481</u>	<u>0</u>	
	Total	.....	<u>3,646</u>	<u>4,108</u>	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>10</u>	<u>13.78</u>	()
	B. Total Access. Structures (%)	5 max.	<u>4.61</u>	<u>2.68</u>	()
	C. Total (%) (A & B)	20 max.	<u>14.61</u>	<u>16.46</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	<u>3,367</u>	<u>5,450</u>	()
	First Floor	.....	<u>2,485</u>	<u>637</u>	
	Second Floor	.....	<u>884</u>	<u>1,446</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>28.3</u>	<u>34.9</u>	()
	Number of stories	2 ½ max.	<u>1.5</u>	<u>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>1122</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>678</u>	3,932	
	▪ Patios and/or paved areas	Sq. ft.	<u>0</u>	- 481	
	▪ Walkways and brick pavers	Sq. ft.	<u>297</u>	+ 747	
	▪ Tennis Court	Sq. ft.	<u>0</u>	+ 15	
	▪ Swimming Pool Water Surface	Sq. ft.	<u>669</u>	+ 48	
	▪ Decks w/o free drainage	Sq. ft.	<u>0</u>	+ 24	
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>5,548</u>	+ 268	
				+ 678	
				+ 297	
				Calculated %	()
				= 22.23	

**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 I

- I. 1. **How will the benefits of the proposed application outweigh any detriments?**
The proposed addition is aesthetically pleasing in more in conformance with contemporary homes.
2. **What are the exceptional circumstances or conditions application 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 variance for deficiency in lot size is diminimis. The deficiency in the second front yard building setback is due to the fact that the premises consists of a corner lot.
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 additional land will not alleviate the deficiency for the second front yard building setback and the deficiency in lot size is diminimis.
4. **State how the proposed variance:**
 - a. **Will not cause substantial detriment to the public good –**
The conditions are existing
 - b. **Will not substantially impair the intent and purpose of the zoning plan and ordinance –**
The conditions are existing

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.	Survey	14
2.	Site Plan and Architectural Plans	14
3.	Landscape Plan	14
4.	Photographs	14

Signature of Applicant:  _____

Signature of Owner(s): _____

Date of Application: *12 Nov 2022*

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

DIMENSIONS

1.

	Zoning Requirements	Present Layout	Proposed Layout	**See Note
Lot Size (sq. ft.)	25,000 min.	24,952	24,952	X
Frontage	125 min.	125	125	
Depth	150 min.	200	200	

*existing

2. **SETBACK PRINCIPAL BUILDING**

Front Yard (#1)(ft.)	40 min.	45.2	45.2	
Front Yard (#2)(ft.)	40 min.	33.8	34.0	X
Rear Yard (ft.)	40 min.	88.1	85.1	
Side Yard (ft.)	25 min.	20.8	20.8	X
*Accessory Structure(s) (deck garage, shed, pool, etc.)				
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**		3929	5450	X
Over 3,700 (sq. ft.) side yard setbacks increase	25 min.	20.8	20.8	X
Garage faces side yard setback increases to	27 min.			

4.

Building Areas (footprints)				
Principal building (sq. ft.)		2496	3154	
Accessory Structures (sq. ft.)	LIST			
Pool		669	669	
Deck		481		

5. **LOT COVERAGE:**

A. Principal Building (%)	15 max.	10.0%	13.78%	
B. Total Access, Structures (%)	5 max.	4.61%	2.68%	

