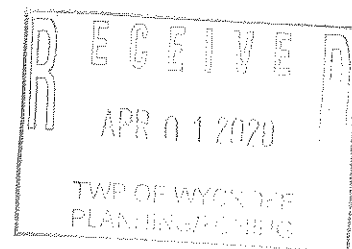


**TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY**

**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  
(X) 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: Joseph Gaeta

Address: 200 Godwin Avenue, Wyckoff, NJ 07481

Telephone: (201) 832-0486 (Cell Phone)

Applicant name (if other than owner): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

B. Property Description:

Location: 200 Godwin Avenue

Zoning district: R-15 (interior lot) Block: 266 Lot: 21

Existing use of building or premises: Single family home

C. Type of variance requested: Flexible variance 40:55-70c-2

minimum lot area, minimum lot width, principal building side yard, accessory building side yard

D. The variance requested is for the purpose of: A second story addition, not to expand or exceed the existing footprint of the home.

E. Does the attached survey reflect the property as it presently exists? Yes \_\_\_\_\_ No ✓

If no, explain Fencing with a gate was added under the covered porch and a stone paver walkway was added leading to the front door.

F. Is the property sewered or septic? sewer 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 ✓

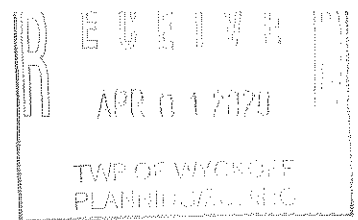
If yes, state the date and disposition: \_\_\_\_\_

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:

N/A

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – R-15**



**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	15,000 min.	11,353	11,353	(X)
Frontage	100 min.	68.67'	68.67'	( )
Depth	125 min.	151.12'	151.12'	( )
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	41.2'	41.2'	( )
Rear Yard (ft.)	30 min.	90.3'	90.3'	( )
Side Yard (#1) (ft.)	15 min.	20.1'	20.1'	( )
Side Yard (#2) (ft.)	15 min.	6.6'	6.6'	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	10 min.	45.6'	45.6'	( )
Side Yard (ft.)	10 min.	7.4'	7.4'	(X)
<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3. GROSS BUILDING AREA (GBA) per 186.65**				( )
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	1,368	2,349	( )
Garage faces side yard setback increases to	27 min.			( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	981	981	
Accessory Structures (sq. ft.)	LIST	387	387	
.....	.....			
.....	.....			
.....	.....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	8.6	8.6	( )
B. Total Access. Structures (%)	5 max.	3.4	3.4	( )
C. Total (%) (A & B)	20 max.	12.0	12.0	( )
6. DWELLING AREA (Total sq. ft.)	1,100 min.	1,962	1,962	( )
First Floor	.....	981	981	
Second Floor	.....	981	981	
7. BUILDING HEIGHT (ft.)	35 max.	15'-3"	24'-8"	( )
Number of stories	2 ½ max.	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.	1,368	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	1,253		
▪ Patios and/or paved areas	Sq. ft.			
▪ Walkways and brick pavers	Sq. ft.	766		
▪ Tennis Court	Sq. ft.			
▪ Swimming Pool Water Surface	Sq. ft.			
▪ Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	3,387	Calculated % = 30	(X)

\*\*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? \_\_\_\_\_  
The proposed addition will conform with the neighbors as the two homes immediately to the left of the property and the two homes immediately to the right are also two stories. We are an older ranch home that is no longer in character with the neighborhood.
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?  
N/A
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?  
N/A
- 4 State how the proposed variance:  
a. Will not cause substantial detriment to the public good The side-yard setback is presently in violation and is not proposed to be increased as this is solely a second floor addition to the existing footprint.  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance \_\_\_\_\_  
This is an existing setback violation that is not being increased.

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M. N/A

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	2
2. Signed and Dated Property Survey	2
3. Landscape Plan	2
4. Letter granting permission for access to the property	2
5.	

Signature of Applicant:

Signature of Owner(s):

Date of Application:

*[Signature]*  
*[Signature]*  
4/11/20