

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

FEB 02 2022

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

EMAIL ADDRESS OF PERSON
WHO COMPLETED APPLICATION
mgattoni15@gmail.com

PROPERTY HISTORY:

A. Owner: Michael Gattoni
Address: 47 Dale Ave
Telephone: 201-421-8074
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 47 Dale Ave
Zoning district: RA-25 Block: ~~217~~ 277 Lot: 8
Existing use of building or premises: One family residential

C. Type of variance requested: Side yard setback variance to permit installation of a detached garage

D. The variance requested is for the purpose of: Adding a detached garage to the property

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: The house was purchased in July 2021

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:

ADDRESS: 47 Dale Ave BLOCK: 277 LOT: 8

ALL APPLICANTS COMPLETE SECTION J

FEE: \$75.00

J. ZONING DISTRICT - RA-25

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APR 01 2022
 **See Note
 PLANNING/ZONING

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	
1. LOT SIZE (sq. ft.)	<u>.75 acres</u> <u>32,610 sq. ft.</u>	25,000 min.	<u>32,973</u>		
Frontage		125 min.	<u>125</u>		
Depth		150 min.	<u>226</u>		
2. SETBACKS					
Principal Building					
Front Yard (ft.)		40 min.	<u>40.92</u>		()
Rear Yard (#2) (ft.)		40 min.	<u>155</u>		()
Side Yard (#1) (ft.)		20 min.	<u>35.76</u>		()
Side Yard (#2) (ft.)		20 min.	<u>36.76</u>		()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)			(Attach a separate sheet if necessary)		
Rear Yard (ft.)		20 min.	<u>88</u>	<u>88</u>	()
Side Yard (ft.)		15 min.	<u>25</u>	<u>5</u>	(X)
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY					
3. GROSS BUILDING AREA (GBA) per 186.65**			<u>2256</u>	<u>2928</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase		25 min.			()
Garage faces side yard setback increases to		27 min.			()
4. BUILDING AREAS (footprint)					
Principal Building (sq. ft.)			<u>1375</u>	<u>1375</u>	
Accessory Structures (sq. ft.)					
		LIST			
		DECK	<u>808</u>	<u>808</u>	
		SHED	<u>90</u>	<u>90</u>	
		NEW GARAGE	<u>-</u>	<u>672</u>	
5. LOT COVERAGE					
A. Principal Building (%)		15 max.	<u>4.2</u>	<u>4.2</u>	()
B. Total Access. Structures (%)		5 max.	<u>2.7</u>	<u>5.0</u>	()
C. Total (%) (A & B)		20 max.	<u>6.9</u>	<u>9.2</u>	()
6. DWELLING AREA (Total sq. ft.)		1,200 min.	<u>2166</u>		()
First Floor			<u>1375</u>		
Second Floor			<u>790</u>		
7. BUILDING HEIGHT (ft.)		35 max.	<u>27</u>	<u>14'-2" NEW GARAGE</u>	()
Number of stories		2 1/2 max.	<u>2</u>	<u>1 NEW GARAGE</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.					
				Space reserved for calculation	
Structures/Buildings	Sq. ft.		<u>2945</u>		
Driveways (paved or gravel)	Sq. ft.		<u>1439</u>		
Patios and/or paved areas	Sq. ft.		<u>459</u>		
Walkways and brick pavers	Sq. ft.		<u>192</u>		
Tennis Court	Sq. ft.				
Swimming Pool Water Surface	Sq. ft.				
Decks w/o free drainage	Sq. ft.				
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.			Calculated % <u>15%</u>	()
				= <u>5035</u>	

REVISED

**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? The two car garage will allow for the original structure to remain intact and preserve the typical style of the original 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?

Many of the other houses on the block have detached two car garages and the width of the lot requires the garage to be placed at the end of the existing driveway.

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 property is not for sale.

4. State how the proposed variance:
a. Will not cause substantial detriment to the public good _____

The garage will be at of the end of the driveway consistent with the other houses on the block and in the neighborhood

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____
Consistent with the zoning plan and preserves the single family property

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. N/A

3. List any "special reasons" related to the request. N/A

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/A

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. <u>Architectural Plans</u>	<u>2</u>
2. <u>Survey</u>	<u>2</u>
3. <u>Application</u>	<u>2</u>
4.	
5.	

Signature of Applicant: [Signature]

Signature of Owner(s): [Signature]

Date of Application: 12/30/21

3. Gross Building Area

House	First Floor	Length (ft)	Width (ft)	Area (sq ft)
	A	26	30.4167	790.8333
	B	11.8333	11.8333	140.0278
	C	10.0000	11.1667	111.6667
	D	13.4167	22.0000	295.1667
	E	4	9.41667	37.6667
	Second Floor	26	30.4167	790.8333
			First Floor (sq ft)	1375
			Gross House (sq ft)	2166

Shed	Length (ft)	Width (ft)	Area (sq ft)	
	10	9	90	
			Shed (sq ft)	90

Existing Gross Building Area Sq Ft	2256
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NEW Garage	Length (ft)	Width (ft)	Area (sq ft)	
	24	28	672	
			NEW Garage (sq ft)	672

Proposed Gross Building Area Sq Ft	2928
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4. Building Areas

House	First Floor	Length (ft)	Width (ft)	Area (sq ft)
	A	26	30.4167	790.8333
	B	11.8333	11.8333	140.0278
	C	10.0000	11.1667	111.6667
	D	13.4167	22.0000	295.1667
	E	4	9.41667	37.6667
	Second Floor	26	30.4167	790.8333
			First Floor (sq ft)	1375
			Gross House (sq ft)	2166

Shed	Length (ft)	Width (ft)	Area (sq ft)	
	10	9.0000	90	
			Shed (sq ft)	90

NEW Garage	Length (ft)	Width (ft)	Area (sq ft)	
	24	28	672	
			NEW Garage (sq ft)	672

Walkway	Length (ft)	Width (ft)	Area (sq ft)	
	A	40.92	5.75	35.17
	B	35.17	4	140.68
	C	5.75	9	51.75
			Walkway (sq ft)	192

Driveway	Length (ft)	Width (ft)	Area (sq ft)	
	A	34	23	782
	B	14	46.94	657.16
			Driveway (sq ft)	1439

Pavers	Length (ft)	Width (ft)	Area (sq ft)
A	12	12	144
B	15	21	315
Pavers (sq ft)			459
Deck	Length (ft)	Width (ft)	Area (sq ft)
A	6	16	96
B	6	12	72
C	20	32	640
Deck (sq ft)			808

5. Lot Coverage

	Sq ft	Present	Proposed
Principal Buildings	1375	4.2%	4.2%
Acc. Structures - Shed	90	0.3%	0.3%
Acc. Structures - Deck	808	2.5%	2.5%
Acc. Structures -NEW Garage	672		2.3%
Sum Acc. Structure		2.7%	5.0%
Total (sq ft)		2,273	2,945
Lot Size (Sq Ft)	32,973		

8. Impervious Coverage

House	First Floor	Length (ft)	Width (ft)	Area (sq ft)
A		26	30.4167	790.8333
B		11.8333	11.8333	140.0278
C		10.0000	11.1667	111.6667
D		13.4167	22.0000	295.1667
E		4	9.41667	37.6667
Second Floor		26	30.4167	790.8333
			First Floor (sq ft)	1375
			Gross House (sq ft)	2166

Shed	Length (ft)	Width (ft)	Area (sq ft)
	10	9	90
Shed (sq ft)			90

NEW Garage	Length (ft)	Width (ft)	Area (sq ft)
	24	28	672
NEW Garage (sq ft)			672

Sq Ft	Present	Proposed
Structures/Acc. Buildings	2,273	2,945

Walkway	Length (ft)	Width (ft)	Area (sq ft)
A	40.92	5.75	35.17
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Walkway (sq ft)			192

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Pavers	Length (ft)	Width (ft)	Area (sq ft)
A	12	12	144
B	15	21	315

Deck	Length (ft)	Width (ft)	Pavers (sq ft)	Area (sq ft)
A	6	16	459	96
B	6	12		72
C	20	32		640
			Deck (sq ft)	808

Total Impervious Coverage	Present	Proposed
Structures/Acc. Buildings	2,273	2,945
Driveways	1439	1439
Pavers	459	459
Walkways	192	192
Total	4,363	5,035
Percentage	13%	15%

Lot Size (Sq Ft) 32,973