IFEB 0 2 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 40:55D-70a	f the Zoning Ordinance, N. I.S. A
() Zoning map interpretation N.J.S.A. 40:55D-70b	5
(A) Haldship Variance N.J.S.A. 40.55-70c 1	
(X) Flexible variance N.J.S.A. 40:55-700.2	
() variance for use or principal structure N. I.C.A. 40,555 70.4	EMAIL ADDRESS OF PERSON
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	WHO COMPLETE OF PERSON
() Deviation from standard of conditional use N.J.S.A. 40:55D-70d-3	WHO COMPLETED APPLICATION
	mgattoni15@gmail.com
PROPERTY HISTORY:	
A. Owner: Michael Gattoni Address: 47 Dale Ave	
Address: 47 Dale Ave	
Telephone: 201-421-8074	
Applicant name (if other than owner):Address:	
Address:	
Address:Telephone:	
B. Property Description:	
Location: 47 Dale Ave	
	77
Existing use of building or premises: One family residential	1
or promises. One family residential	
C. Type of variance requested: <u>Side yard setback variance to permit is</u>	nstallation of a detached garage
D. The variance requested is for the purpose of: Adding a detached gar	rage to the property
E. Does the attached survey reflect the property as it presently exists? Y	/es <u>X</u> No
F. Is the property sewered or septic? <u>Septic</u> Locate on sur	vey.
G. Is this request connected with the simultaneous account.	
G. Is this request connected with the simultaneous approval of another a Yes $\underline{\hspace{1cm}}$ No $\underline{\hspace{1cm}}$	application before a Township board?
If yes, explain	
H. Have there been any previous applications before a Township board If yes, state the date and disposition: The house was purchased in July	involving the premises: Yes No X_
I. If this application is for an appeal of a decision of the Building Officer of the appeal or question:	or a zoning map interpretation, explain

	4000000 (17 D)					
	ADDRESS: 47 Dale 1	502	_ BLOCK: 277	7LOT:_8		
	ALL.	APPLICANTS CO	MPLETE SECTION	YJ FE	E: \$75.00	
J.	ZONING DISTRICT - RA-25				RECE	
		DIM	ENSIONS			IVED
25	* 2	Zoning Requirement	Present Layout	Proposed Layout	APR 0 1	2022
1.	LOT SIZE (sq. ft.) .75 acres Frontage 32,00	25,000 min. 32 min.	32973		PLANNING	ZONING
	Depth	150 min.	<u>125</u> 		• ()	- 468 9 69
2.	SETBACKS Principal Building				()	
	Front Yard (ft.) Rear Yard (#2) (ft.)	40 min.	40.92		()	
	Side Yard (#1) (ft.)	40 min.	155		()	
	Side Yard (#2) (ft.)	20 min. 20 min.	35.76 36.76		()	
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)	*	(Attach a separate	sheet if necessary)		SE
	Rear Yard (ft.) Side Yard (ft.)	20 min.	88	88	()	Š
	*ALL ACCESSORY STRUCTURE SE		<u>25</u> BEINDICATED ON S	5 SURVEY	×	REVISE
3.	GROSS BUILDING AREA (GBA) per Over 3,700 (sq. ft.) Side yard setbacks in	ocrease 25 min	2256	2928	() ()	L.
	Garage faces side yard setback increa	ses to 27 min.		M-1	()	
4.	BUILDING AREAS (footprint)					
	Principal Building (sq. ft.)	************	1375	1375		
	Accessory Structures (sq. ft.)	LIST	Action you want	eth auch		
		SHED	<u>- 808</u> 90	<u> </u>		
		New Gongge		90		
5.	LOT COVERAGE			<u> </u>		
	A. Principal Building (%)	15 max.	4.2	4.2	()	
	B. Total Access. Structures (%) C. Total (%) (A & B)	5 max.	2.7	5,0	()	
	*	20 max.	6,9	9.2	()	
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	2166		()	
	First Floor Second Floor	*************	1375		` '	
		*************	790			
7.	BUILDING HEIGHT (ft.) Number of stories	35 max.	27	14-2" HOW GA		
0		2 ½ max.	2	- I wan de	make ()	
8.	IMPERVIOUS COVERAGE (Calculation	on)				
	For lots over 25,000 sq. ft., the maximum 10,000 and 25,000 sq. ft. the maximum	m allowable imperv	rious coverage shall b	e 28.5% of the lot area.	For lots between	
	10,000 and 25,000 sq. ft., the maximum the lot area. Lots less than 10,000 sq. Structures/Buildings	ft., the maximum all	ous coverage snall be lovable impervious co	equal to 45 divided by t	he square root of	
		Sq. ft.	29.45	Space reserved	for calculation	
	Driveways (paved or gravel)	Sq. ft.	1439			
	Patios and/or paved areas	Sq. ft.	459		8	
	Walkways and brick pavers	Sq. ft.	192			
	Tennis Court	Sq. ft.				
	Swimming Pool Water Surface	Sq. ft.				
	Decks w/o free drainage	Sq. ft.		SS-50-40/AVA-		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.		Calculated % 15°2	()	

3.

4.

5.

6.

7.

8.

= 5035

**GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building are shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. not include open porches, unfinished attics, basements, decks or patios.

K. C	THER REQUIREMENTS
72	PARKING: Spaces required N/A Actual area to be utilized (each floor):
	Comments:
	Buffer required
	Buffer provided Comments:
2	Dimensions: N/A Height: Location:
3.	Lighting: Setbacks: 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

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

M . 1. Explain how the proposed use can be granted without su proposed use would tend to minimize the discordant effect of the tend to bring the use into closer conformity with the zoning ord N/A	ne use, be less harmful to adjacent properties or
2. Explain how the proposed use can be granted without substanting plan and the zoning ordinance. N/A	antially impairing the intent and purpose of the
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 utilization of the property for any permitted use. N. Itemize material accompanying application:	ne neighborhood which presents reasonable
<u>ltem</u>	Number submitted
1. Architectural Plans	2
2. Survey	2
3. Application 4	
Signature of Applicant: Signature of Owner(s): Date of Application:	
Date of Application.	

Second Floor 26 First Floor (sq ft) 11	2 Cuasa Duil	1		31 Mar22	? Rev. 1
A 26 30.4167 790.83 30.4167 790.83 30.4167 790.83 30.4167 790.83 30.4167 37.66					
A 26 30.4167 790.8 3 11.8333 140.0 295.16	House	First Floor	Length (ft)	Width (ft)	Area (sa ft
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C 10.0000 11.1667 111.66 111.		E		50.410)	
D 13.4167 22.0000 295.11 E 4 9.41667 37.66 First Floor (sq ft) 21 Second Floor 26 30.4167 790.83 Shed Length (ft) Width (ft) Area (sq ft) Existing Gross Building Area Sq Ft 22 NEW Garage Length (ft) Width (ft) Area (sq ft) Proposed Gross Building Area Sq Ft 29 A. Building Areas First Floor Length (ft) Width (ft) Area (sq ft) B 11.8333 11.8333 11.8333 140.02 D 13.4167 22.0000 295.166 D 13.4167 22.0000 295.166 E 4 9.41667 37.66 First Floor E 4 9.41667 37.66 E 4 9.41667 37.66 First Floor 26 30.4167 790.83 Gross House (sq ft) 3 Second Floor 26 30.4167 790.83 Gross House (sq ft) 6 Shed Length (ft) Width (ft) Area (sq ft) Length (ft) Width (ft) Area (sq ft) 6 VEW Garage Length (ft)					5550 JULIUS SELECTION (C)
E				_1.1007	
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Length (ft) Width (ft) Area (sq ft) 22		Second Floor	26		137
Length (ft) Width (ft) Area (sq ft)		3000114 1 1001	26		790.833
Existing Gross Building Area Sq Ft 22 28 66 18 18 29 18 18 18 18 18 18 18 1				Gross House (sq ft)	216
Existing Gross Building Area Sq Ft 22	Shed		Length (ft)	\\/id+h (f+)	A === /== 511
Existing Gross Building Area Sq Ft 22 28 66 24 28 66 66 66 66 66 66 66					Management angula
Existing Gross Building Area Sq Ft 22 28 66 66 66 66 66 66			10		90
Length (ft) Width (ft) Area (sq. ft) 24 28 66 NEW Garage (sq. ft) 66					90
Area (sq ft) Area			Existing Gross E	Building Area Sq Ft	2258
### A	NEW Garage			Width (ft)	Area (sq ft)
### A. Building Areas ###################################			24		672
## A. Building Areas House First Floor Length (ft) Width (ft) Area (sq ft) A 26 30.4167 790.83 B 11.8333 11.8333 140.02 C 10.0000 11.1667 111.66 D 13.4167 22.0000 295.16 E 4 9.41667 37.66 First Floor (sq ft) 13 Second Floor 26 30.4167 790.83 Gross House (sq ft) 21 Chength (ft) Width (ft) Area (sq ft) Length (ft) Width (ft) Area (sq ft) Length (ft) Width (ft) Area (sq ft) Length (ft) Width (ft) Area (sq ft) A 40.92 5.75 35.1 B 35.17 4 140.6 C 5.75 9 9 Walkway (sq ft) 19 Fiveway Length (ft) Width (ft) Area (sq ft) Length (ft) Width (ft) Area (sq ft) Walkway (sq ft) 19 Fiveway Length (ft) Width (ft) Area (sq ft) Length (ft) Width (ft) Area (sq ft) Walkway (sq ft) 19 Fiveway Length (ft) Width (ft) Area (sq ft) A 34 23 78 B 14 46.94 657.1				NEW Garage (sq ft)	672
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24 28 67 NEW Garage (sq ft) 67 Valkway Length (ft) Width (ft) Area (sq ft) A 40.92 5.75 35.1 B 35.17 4 140.6 C 5.75 9 51.7 Walkway (sq ft) 19 riveway Length (ft) Width (ft) Area (sq ft) A 34 23 78 B 14 46.94 657.1	IEW Garage		Length (ft)	Width (ft)	Area (so ft)
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C 5.75 9 51.7 Walkway (sq ft) 19 riveway Length (ft) Width (ft) Area (sq ft A 34 23 78 B 14 46.94 657.1		В			
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A 34 23 78 B 14 46.94 657.1					192
A 34 23 78 B 14 46.94 657.1	riveway		Length (ft)	Midth (ft)	
B 14 46.94 657.1		A	2000		
40.54 657.1					782
uriveway (sq ft) 143		_	74		657.16
				Driveway (sq ft)	1439

Davis						
Pavers			Length (ft)	Width (ft)		Area (sq ft)
		Α	- NO.	2	12	
		В	1	5	21	
Deck				Pavers (s	sq ft)	459
Deck			Length (ft)	Width (ft)		Area (sq ft)
		Α		5	16	20. 14. 14.
		В	6	5	12	72
		C	20	0	32	640
				Deck (s	q ft)	808
E 1-4 C						
5. Lot Coverage						
			Sq ft	Present		Proposed
Principal Buildings			1375		1.2%	4.2%
Acc. Structures - Shed			90		0.3%	0.3%
Acc. Structures - Decl			808		2.5%	2.5%
Acc. Structures -NEW	Garage		672		,0	2.3%
Sum Acc. Structure				7	2.7%	5.0%
Total (sq ft)					273	2,945
	Lot Size (Sq F	t)	32,973		-, -	2,545
8. Impervious Co	verage					
House	First Floor		Length (ft)	Width (ft)		Area (sq ft)
		А	26			790.8333
		В	11.8333			140.0278
		C	10.0000			111.6667
		D	13.4167			295.1667
		Ε	4			37.6667
				First Floor (so		1375
	Second Floor	•	26			790.8333
				Gross House (so	(ft)	2166
Shed						
J. C.			Length (ft)	Width (ft)	33	Area (sq ft)
			10		9	90
				Shed (so	ft)	90
NEW Garage			Length (ft)	147 1:1 (C.)		
			24	Width (ft)		Area (sq ft)
			24	NEW Garage (sq	28	672
	Sq Ft			Present	11.)	672
	Structures/Ac	c. B	uildings		72	Proposed
			8-	2,2	/3	2,945
Walkway			Length (ft)	Width (ft)	Y	A 400 (04 64)
		А	40.92		.75	Area (sq ft) 35.17
		В	35.17	3	4	140.68
		С	5.75		9	51.75
				Walkway (sq ft)	,	192
				110111111111111111111111111111111111111		132
Driveway			Length (ft)	Width (ft)	1	Area (sq ft)
	ŝ	А	34	260 47	23	782
		В	14	46.		657.16
				Driveway (sq		1439
n chicagni				, , , , , , , , , , , , , , , , , , , ,	/	140J
Pavers			Length (ft)	Width (ft)	Æ	Area (sq ft)
		Д	12	2 25	12	144
	Ē	3	15		21	315
					-525/20	3.43

Deck	Len	gth (ft)	Pavers (sq ft) Width (ft)	459 Area (sq ft)
		Name of the last o	0014611 (12)	Area (sq IL)
	А	6	16	96
	В	6	12	72
	C	20	32	640
			Deck (sq ft)	808
	Total Imperviouis Cove		Present	Proposed
	Structures/Acc. Buildin	ngs	2,273	2,945
	Driveways		1439	1439
	Pavers		459	459
	The second secon			

Total

Percentage

Walkways

Lot Size (Sq Ft) 32,973

4,363

192

13%

192

15%

5,035