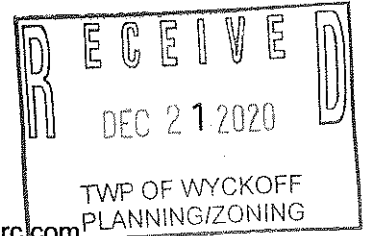


**TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY**

**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
- (X) 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: jimmy@plnarc.com

**PROPERTY HISTORY:**

**A. Owner:** Ryan Goodman  
Address: 421 Cornwall Court, Wyckoff, NJ 07481  
Telephone: 201.401.5048  
Applicant name (if other than owner): Plan Architecture  
Address: 125 Paterson Ave., Little Falls, NJ 07424  
Telephone: 973.837.8399

**B. Property Description:**  
Location: 421 Cornwall Court, Wyckoff, NJ 07481  
Zoning district: RA-25 Block: 314 Lot: 47  
Existing use of building or premises: Single Family Residential

**C. Type of variance requested:** Section 186: Atch. 1 - Rear Yard Setback.

**D. The variance requested is for the purpose of:** single story living room addition to the rear of the house with a covered and uncovered deck.

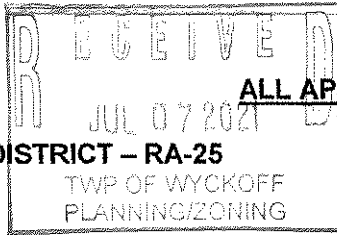
**E. Does the attached survey reflect the property as it presently exists?** Yes X No \_\_\_\_\_  
If no, explain \_\_\_\_\_

**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 X  
If yes, explain \_\_\_\_\_

**H. Have there been any previous applications before a Township board involving the premises:** Yes \_\_\_\_\_ No X  
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:**  
this application has not been heard before, therefore, this is not an appeal.



**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – RA-25**

		<b>DIMENSIONS</b>			
		<b>Zoning Requirement</b>	<b>Present Layout</b>	<b>Proposed Layout</b>	<b>**See Note</b>
<b>1. LOT SIZE (sq. ft.)</b>		<b>25,000 min.</b>	<u>40,313 SF</u>	<u>no change</u>	( )
Frontage		<b>125 min.</b>	<u>125.00'</u>	<u>no change</u>	( )
Depth		<b>150 min.</b>	<u>210.00'</u>	<u>no change</u>	( )
<b>2. SETBACKS</b>					
<b>Principal Building</b>					
Front Yard (ft.)		<b>40 min.</b>	<u>42.10'</u>	<u>no change</u>	( )
Rear Yard (#2) (ft.)		<b>40 min.</b>	<u>35.5'</u>	<u>33.1'</u>	(X)
Side Yard (#1) (ft.)		<b>20 min.</b>	<u>75.5'</u>	<u>no change</u>	( )
Side Yard (#2) (ft.)		<b>20 min.</b>	<u>21.1'</u>	<u>no change</u>	( )
<b>* Accessory Structure(s) (deck, garage, shed, pool, etc.)</b>		<b>(Attach a separate sheet if necessary)</b>			
Rear Yard (ft.)		<b>20 min.</b>	<u>N/A</u>	<u>N/A</u>	( )
Side Yard (ft.)		<b>15 min.</b>	<u>N/A</u>	<u>N/A</u>	( )
<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>					
<b>3. GROSS BUILDING AREA (GBA) per 186.65**</b>			<u>2,607 SF</u>	<u>3,320 SF</u>	( )
Over 3,700 (sq. ft.) Side yard setbacks increase	<b>25 min.</b>		<u>N/A</u>	<u>N/A</u>	( )
Garage faces side yard setback increases to	<b>27 min.</b>		<u>75.5'</u>	<u>no change</u>	( )
<b>4. BUILDING AREAS (footprint)</b>					
Principal Building (sq. ft.)			<u>2,607 SF</u>	<u>3,320 SF</u>	
Accessory Structures (sq. ft.)	<b>LIST</b>				
Uncovered Deck			<u>500 SF</u>	<u>390 SF</u>	
Stairs and Landing			<u>N/A</u>	<u>74 SF</u>	
<b>5. LOT COVERAGE</b>					
A. Principal Building (%)		<b>15 max.</b>	<u>6.47%</u>	<u>8.24%</u>	( )
B. Total Access. Structures (%)		<b>5 max.</b>	<u>1.24%</u>	<u>1.15%</u>	( )
C. Total (%) (A & B)		<b>20 max.</b>	<u>7.71%</u>	<u>9.39%</u>	( )
<b>6. DWELLING AREA (Total sq. ft.)</b>		<b>1,200 min.</b>			( )
First Floor			<u>2,337 SF</u>	<u>2,748 SF</u>	
Second Floor			<u>561 SF</u>	<u>no change</u>	
<b>7. BUILDING HEIGHT (ft.)</b>		<b>35 max.</b>	<u>31.5'</u>	<u>no change</u>	( )
Number of stories		<b>2 ½ max.</b>	<u>2</u>	<u>no change</u>	( )
<b>8. IMPERVIOUS COVERAGE (Calculation)</b>					
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>3,784 SF</u>	<b>Space reserved for calculation</b>	
▪ Driveways (paved or gravel)	Sq. ft.		<u>2,577 SF</u>		
▪ Patios and/or paved areas	Sq. ft.			<u>6,696 SF</u>	
▪ Walkways and brick pavers	Sq. ft.		<u>335 sf</u>	<u>40,313 SF</u>	= 16.61%
▪ Tennis Court	Sq. ft.				
▪ Swimming Pool Water Surface	Sq. ft.				
▪ Decks w/o free drainage	Sq. ft.				
<b>TOTAL IMPERVIOUS COVERAGE:</b>	<b>Sq. ft.</b>		<u>6,696 SF</u>	<b>Calculated %</b>	( )
				<b>=16.61%</b>	

**\*\*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 n/a  
Actual area to be utilized (each floor): 661 sf

Comments: n/a

Buffer required n/a

Buffer provided n/a

Comments: n/a

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: n/a

Height: n/a

Location: n/a

Lighting: n/a

Setbacks: n/a

3. FENCE:

Height: n/a

Style: n/a

Location: n/a

**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 single story great room and partially covered deck addition benefit the home owner by allowing them to work with most of the existing floor plan. The requested improvements do not produce any detriment to any adjacent neighbors.

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 properties irregular shape is the sole condition which leads to this variance. if this lot were regularly shaped, in this zone, we would not likely be seeing a variance.

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 property is land locked by adjacent properties.

4 State how the proposed variance:  
a. Will not cause substantial detriment to the public good The proposed variance will not cause any detriment to the neighborhood. We are proposing a modest single story addition and a covered/uncovered deck to the rear of the property. Proposed addition will not be visible from the street.  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance we are proposing a very small encroachment to the rear yard setback.

**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.

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**2.** Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

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**3.** List any "special reasons" related to the request.

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**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.

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**N.** Itemize material accompanying application:

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

Signature of Applicant: *Paul D'Agostini*

Signature of Owner(s): *GM MM*

Date of Application: 12/17/2020