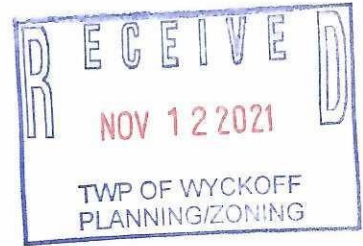


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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 ADDRESS OF PERSON
WHO COMPLETED APPLICATION

PROPERTY HISTORY:

A. Owner: Murat & Esra Goren

Address: 187 Crescent Avenue, Wyckoff, NJ 07481

Telephone: 201-848-9119

Applicant name (if other than owner): Same

Address: _____

Telephone: _____

B. Property Description:

Location: 12 Sherwood Lane, Wyckoff, NJ

Zoning district: R-15 Block: 263 Lot: 44

Existing use of building or premises: Residential

C. Type of variance requested: Side yard setback proposed 10' where 15' is required

Building coverage proposed 21.3% where 15% is maximum permitted

D. The variance requested is for the purpose of: Constructing a new single family dwelling unit

E. Does the attached survey reflect the property as it presently exists? Yes No _____

If no, explain _____

F. Is the property sewer 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:

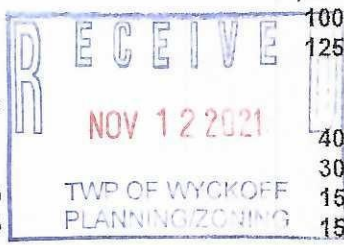
N/A

MB

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.	<u>9762</u>	<u>9762</u>	(X)
	Frontage	100 min.	<u>50</u>	<u>50</u>	(X)
	Depth	125 min.	<u>194.12</u>	<u>194.12</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>80.5</u>	<u>42.7</u>	()
	Rear Yard (ft.)	30 min.	<u>18.0</u>	<u>82.4</u>	()
	Side Yard (#1) (ft.)	15 min.	<u>9.7</u>	<u>10.0</u>	(X)
	Side Yard (#2) (ft.)	15 min.	<u>1.8</u>	<u>10.0</u>	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)			(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	10 min.	<u>-</u>	<u>10.0</u>	()
	Side Yard (ft.)	10 min.	<u>-</u>	<u>10.0</u>	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY					
3.	GROSS BUILDING AREA (GBA) per 186.65**			<u>2064</u>	()
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.		<u>-</u>	()
	Garage faces side yard setback increases to	27 min.		<u>-</u>	()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	<u>733</u>	<u>1966</u>	
	Accessory Structures (sq. ft.)	LIST		<u>100</u>	
	<u>-</u>		
			
			
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>7.5</u>	<u>21.3</u>	(X)
	B. Total Access. Structures (%)	5 max.	<u>3.0</u>		()
	C. Total (%) (A & B)	20 max.	<u>10.5</u>	<u>22.3</u>	(X)
6.	DWELLING AREA (Total sq. ft.)	1,100 min.			()
	First Floor		<u>1508</u>	
	Second Floor			
7.	BUILDING HEIGHT (ft.)	35 max.		<u>23.3</u>	()
	Number of stories	2 ½ max.		<u>1 ½</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>2066</u>	<u>Space reserved for calculation</u>	
	* Driveways (paved or gravel)	Sq. ft.	<u>700</u>		
	* Patios and/or paved areas	Sq. ft.	<u>200</u>		
	* Walkways and brick pavers	Sq. ft.	<u>144</u>		
	* Tennis Court	Sq. ft.	<u>-</u>		
	* Swimming Pool Water Surface	Sq. ft.	<u>-</u>		
	* Decks w/o free drainage	Sq. ft.	<u>-</u>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>3110</u>	Calculated % <u>31.9%</u>	()



**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 N/A

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) N/A

Dimensions: _____

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE: N/A

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? _____
See Addendum Attached

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?

See Addendum Attached

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?

See Addendum Attached

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good See Addendum Attached

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____

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. <u>Architectural Plan of Mark Braithwaite</u>	<u>16 to be supplied</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Signature of Applicant: _____

Signature of Owner(s): [Handwritten Signature]

Date of Application: 8/18/2021

ADDENDUM TO APPLICATION

Murat and Esra Goren (hereinafter referred to as the "Applicant") are the owners of 12 Sherwood Lane, Wyckoff, New Jersey which is shown on the Tax Map of the Township of Wyckoff as Block 263 Lot 44 (hereinafter referred to as the "Property"). The Property is located in the R-15 Residence District.

The Property is deficient in lot area having 9,765 s.f. where 15,000 s.f. is required. It has a deficient width of 50 feet where 100 feet is required.

There is an existing single family home on the Property that is in a state of deterioration and is currently vacant. This structure has side yard setback of 9.7 feet and 1.08 feet where 15 feet is required. It has coverage of only 729 s.f. and is out of character with the other single family homes in the neighborhood.

The Applicant is proposing to demolish the structures on the Property and to construct a new modest single family dwelling unit and a shed. The home will be centrally located on the Property. It will have a width of 30 feet with side yard setbacks of 10 feet. The principal coverage of the building will be 2,080 s.f. with an accessory structure of 100 s.f.. Improved lot coverage will be 3,255 s.f. where 4,392 s.f. is permitted.

The Applicant seeks variance relief under NJSA 40:55D-70(C)(1) and (C)(2). The lot has two nonconformities pertaining to lot area and lot width. The lot only has 65% of the lot area required. The lot has a width of only 50% of what is required. In this instance, conformity to the Zoning Ordinance as it pertains to side yard setback and principal building coverage would create a hardship for the Applicant based upon these significant deficiencies. By way of example, if the Applicant were to conform to the 15 foot setback for side yards, the house could only be 20 feet wide. The house proposed is a modest house with a sufficient width to provide for an appropriate streetscape. Likewise, conformity to principal coverage on a lot that is only 65% of what is required would result in a structure of 1,464 s.f.

which would not meet minimum standards for an appropriate single family dwelling unit with an attached garage in Wyckoff. The modest home is a 1 ½ story structure with an attached garage containing two bedrooms, kitchen and family room. The height permitted in this Zone is 35 feet. The Applicant is proposing 23.3 feet so the structure does not have the look of a massive two story structure on a lot with deficient lot area and lot width.

Interestingly, even with the deficiency that exists with lot area, the Applicant does comply with overall improved lot coverage being 3,255 s.f. where 4,392 s.f. is permitted.

It is submitted that variance relief is also appropriate under NJSA 40:55D-70(C)(2). In this instance, there is a substantial benefit in what the Applicant is proposing that far outweigh any detriment as it pertains to seeking a deficiency regarding side yard setbacks and coverage by principal structure. Pertinent Case Law provides that aesthetics and an upgrade to a property can be considered as substantial benefits that can permit variance relief. In this instance, demolishing the buildings that are in a state of deterioration and constructing a very modest one story structure serves as an upgrade to the neighborhood, creates a better streetscape, all of which provides a benefit that far outweighs the detriment.

It is the Applicant's position that the variance relief being sought can be granted without substantial detriment to the Zone Plan or Zoning Element of the Township of Wyckoff. The building as proposed does not overburden the lot. There is a positive aspect in this particular instance in that the dwelling unit that is proposed will upgrade and create a better streetscape than what currently exists. The dwelling itself will fit better within the character of the overall neighborhood.

For the foregoing reasons, it is respectfully requested that variance relief be granted as proposed.