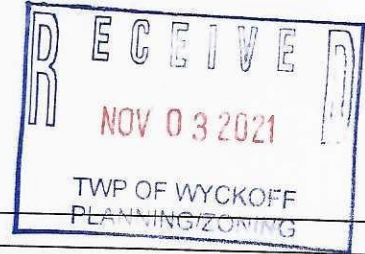


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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
- () 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: Anthony Grano
Address: 178 Cottage Road
Telephone: 201-390-0997
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 178 Cottage Road
Zoning district: RA-25 Block: 456 Lot: 24
Existing use of building or premises: _____
Single-family house

C. Type of variance requested: _____
NJSA 40:55D-70(c) -- Bulk Standard Deviation

D. The variance requested is for the purpose of: _____
Coverage

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

F. Is the property sewered or septic? sewered 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:
No

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	<u>16,930</u>	<u>16,930</u>	(✓)
Frontage	125 min.	<u>100.0</u>	<u>100.0</u>	(✓)
Depth	150 min.	<u>168.61</u>	<u>168.61</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>44.7</u>	<u>44.7</u>	()
Rear Yard (#2) (ft.)	40 min.	<u>85.6</u>	<u>85.6</u>	()
Side Yard (#1) (ft.)	20 min.	<u>22.2</u>	<u>22.2</u>	()
Side Yard (#2) (ft.)	20 min.	<u>22.6</u>	<u>22.6</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u>18.0</u>	<u>22.1</u> POOL, CABANA	()
Side Yard (ft.)	15 min.	<u>14.1</u>	<u>33.3</u> 30.2 20.2	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>3450</u>	<u>3450</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>—</u>	<u>—</u>	()
Garage faces side yard setback increases to	27 min.	<u>—</u>	<u>—</u>	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>2161</u>	<u>2161</u>	
Accessory Structures (sq. ft.)	LIST			
<u>CVD PATIO + POWDER RM</u>	.....	<u>122 SHED</u>	<u>924</u>	
<u>CVD DINING AREA</u>	.....	<u>—</u>	<u>252</u>	
<u>POOL</u>	.....	<u>—</u>	<u>512</u>	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>12.8</u>	<u>12.8</u>	()
B. Total Access. Structures (%)	5 max.	<u>0.72</u>	<u>10.0</u>	(✓)
C. Total (%) (A & B)	20 max.	<u>13.56</u>	<u>22.8</u>	(✓)
6. DWELLING AREA (Total sq. ft.)	1,200 min.			
First Floor	.....	<u>2021</u>	<u>2021</u>	()
Second Floor	.....	<u>1439</u>	<u>1439</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>34</u>	<u>34</u>	()
Number of stories	2 ½ max.	<u>2</u>	<u>2</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>3337</u>		<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	Sq. ft.	<u>1080</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>—</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>—</u>		
▪ Tennis Court	Sq. ft.	<u>—</u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u>512</u>		
▪ Decks w/o free drainage	Sq. ft.	<u>—</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>4,929 SF</u>	Calculated % <u>= 29.1 %</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

1. PARKING: Spaces required Not Applicable 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: Not Applicable

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? _____

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 _____

See Addendum Attached

ADDENDUM – GRANO – 178 COTTAGE ROAD, WYCKOFF, NJ

L1. How will the benefits of the proposed application outweigh any detriments?

The applicant will provide testimony at the hearing, including but not limited to the proposed application creating a desirable visual environment, significant landscape buffering, significant stormwater retention taking place on-site, no impact on light, air and open space and providing safe utilization of accessory structures while eliminating any potentially dangerous conditions.

L2. 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 applicant will provide testimony at the hearing.

L3. 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 subject property is an existing undersized lot in the RA-25 Residential Zone. All adjoining property is fully developed with single-family houses and there is no available land to be purchased.

L4. State how the proposed variance:

a. Will not cause a substantial detriment to the public good:

The applicant will provide testimony at the hearing, including but not limited to the proposed application creating a desirable visual environment, significant landscape buffering, significant stormwater retention taking place on-site, no impact on light, air and open space and providing safe utilization of accessory structures while eliminating any potentially dangerous conditions.

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

The applicant will provide testimony at the hearing, including but not limited to the proposed application creating a desirable visual environment, significant landscape buffering, significant stormwater retention taking place on-site, no impact on light, air and open space and providing safe utilization of accessory structures while eliminating any potentially dangerous conditions.

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.

Not Applicable

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

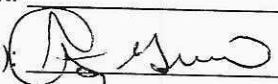
3. List any "special reasons" related to the request.

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.	_____
2.	_____
3.	_____
4.	_____
5.	_____

Signature of Applicant: _____

Signature of Owner(s): 

Date of Application: 10/14/21