

**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**

jc@jcaarchitecture.com  
(Joe Cestaro, Architect)

**PROPERTY HISTORY:**

A. Owner: Brittany Hamernick

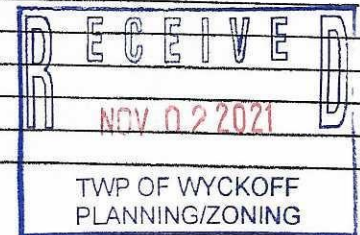
Address: 232 Greenridge Road, Franklin Lakes

Telephone: 201.695.5302

Applicant name (if other than owner): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_



B. Property Description:

Location: 262 Morse Avenue

Zoning district: RA-25

Block: 254

Lot: 1

Existing use of building or premises Single-family dwelling

C. Type of variance requested: Bulk, Principal Building Front and Side Setbacks, Accessory Building Rear and Side Setbacks, and Lot Coverage- Principal Building and Lot Coverage + Accessory Building

D. The variance requested is for the purpose of: Adding the required parking spaces in the form of a detached garage and driveway. Enlarging the existing house

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? Sewered 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: \_\_\_\_\_

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – RA-25 (Corner Lot)**

**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	6,250	No Change	(X)
Frontage	125 min.	50	No Change	(X)
Depth	150 min.	125	No Change	(X)
2. SETBACKS				
Principal Building				
Front Yard (#1) (ft.)	40 min.	22.5	No Change	(X)
Front Yard (#2) (ft.)	40 min.	5.3	No Change	(X)
Rear Yard (ft.)	40 min.	63.3	60.3	( )
Side Yard (ft.)	20 min.	19.4	18.95	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	9.67	10	(X)
Side Yard (ft.)	15 min.	17.53	8	(X)
<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3. GROSS BUILDING AREA (GBA) per 186.65**		1,387	1,944	( )
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.)	.....	936	1,024	
Accessory Structures (sq. ft.)	LIST			
Shed	.....	100	0	
Detached Garage	.....	N/A	286	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	15.0	16.4	(X)
B. Total Access. Structures (%)	5 max.	1.6	4.6	( )
C. Total (%) (A & B)	20 max.	16.6	21.0	(X)
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1,253	1,627	( )
First Floor	.....	716	827	
Second Floor	.....	537	800	
7. BUILDING HEIGHT (ft.)	35 max.	29'-11"	29'-11"	( )
Number of stories	2 ½ max.	2	2	( )
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.	1,310	<b>Space reserved for calculation</b>	
▪ Driveways (paved or gravel)	Sq. ft.	420 + 220		
▪ Patios and/or paved areas	Sq. ft.	515	2,545 / 6,250 = 0.4072	
▪ Walkways and brick pavers	Sq. ft.	80		
▪ Tennis Court	Sq. ft.			
▪ Swimming Pool Water Surface	Sq. ft.			
▪ Decks w/o free drainage	Sq. ft.			
<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	2,545	Calculated %	( )
			= 40.72%	

\*\*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 2 provided 2  
Actual area to be utilized (each floor): 286 sf

Comments:  
Detached 1-car garage 22'-0" x 13'-0" plus adjacent paved driveway

Buffer required \_\_\_\_\_

Buffer provided 2'-0"

Comments: Measured from edge of pavement to rear property line

2. SIGN: (Also fill out separate Application for Sign Construction Permit)  
Dimensions: \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_  
Lighting: \_\_\_\_\_  
Setbacks: \_\_\_\_\_

3. FENCE:  
Height: 4' / 6'  
Style: 4' picket style / 6' shadowboard  
Location: 4' picket style @ along right (southerly) property line, returns to front right corner of home  
6' shadowboard off of left (northerly) property line (along High Street), return to rear left corner of home. See plans.

**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? \_\_\_\_\_  
Off-street parking is now provided, currently not available. The existing house is outdated and has not been up-kept. This addition/renovation improves the curb appeal of the house while maintaining it's original vernacular.

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?  
Existing lot is severely undersized and technically un-buildable as per todays bulk requirements

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?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4 State how the proposed variance:  
a. Will not cause substantial detriment to the public good the proposed addition is modest and the variances requested are existing non-conformities (with exception of lot coverages).

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance Existing lot is severely undersized and technically un-buildable as per todays bulk requirements

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.

\_\_\_\_\_

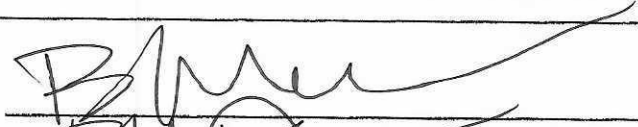
\_\_\_\_\_


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. Architectural Drawings (J. Cestaro Architecture, LLC)	3 sheets, dated 10-12-21 (2 copies submitted)
2. Landscape Drawings (William L. Koenig ASLA)	1 sheet, dated 10-10-21 (2 copies submitted)
3. Irrigation Drawings (William L. Koenig ASLA)	1 sheet, dated 10-10-21 (2 copies submitted)
4. _____	_____
5. _____	_____

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 11/2/21