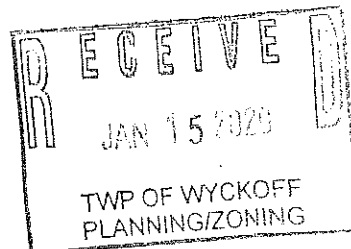


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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: Paul and Cynthia Hebert
Address: 553 Fairmont Rd
Telephone: 201-848-7007
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: Corner of Fairmont Rd and Lee Ct.
Zoning district: _____ Block: 279 Lot: 6
Existing use of building or premises: Single family home

C. Type of variance requested: _____

D. The variance requested is for the purpose of: to move our whole house generator to our second front yard

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

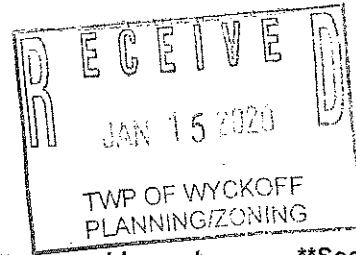
F. Is the property sewered or septic? Sewered Locate on survey.

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: N/A

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.	<u>21,281</u>	<u>No Change</u>	()
	Frontage	125 min.	<u>175</u>	<u>No Change</u>	()
	Depth	150 min.	<u>126</u>	<u>No Change</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	50.3 <u>50.3</u>	<u>No Change</u>	()
	Front Yard (#2) (ft.)	40 min.	<u>50.3</u>	<u>43.7</u>	()
	Rear Yard (ft.)	40 min.	43.7 <u>22.8</u>	<u>No Change</u>	()
	Side Yard (ft.)	20 min.	<u>78.8</u>	<u>No Change</u>	()
(Attach a separate sheet if necessary)					
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)				
	Rear Yard (ft.)	20 min.	_____	_____	()
	Side Yard (ft.)	15 min.	_____	_____	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY					
3.	GROSS BUILDING AREA (GBA) per 186.65**				()
	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.)	_____	_____	
	Accessory Structures (sq. ft.)	LIST	_____	_____	
	_____	_____	_____	
	_____	_____	_____	
	_____	_____	_____	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	_____	_____	()
	B. Total Access. Structures (%)	5 max.	_____	_____	()
	C. Total (%) (A & B)	20 max.	_____	_____	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	_____	_____	()
	First Floor	_____	_____	
	Second Floor	_____	_____	
7.	BUILDING HEIGHT (ft.)	35 max.	_____	_____	()
	Number of stories	2 ½ max.	_____	_____	()
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>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	_____		
	▪ Patios and/or paved areas	Sq. ft.	_____		
	▪ Walkways and brick pavers	Sq. ft.	_____		
	▪ Tennis Court	Sq. ft.	_____		
	▪ Swimming Pool Water Surface	Sq. ft.	_____		
	▪ Decks w/o free drainage	Sq. ft.	_____		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	_____	Calculated %	()
				= _____	

**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 _____ 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: _____

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? The current generator sits inches away from our patio and blocks our view of the yard. It is an eyesore and detracts from the property value.

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?

Because we live on a corner lot we have limited space to put a generator.

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?

N/A

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good Our property is surrounded by hedges and it will not be seen by anyone.

We will also put additional landscaping once it is moved.

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

It will not at all

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.	
2.	
3.	
4.	
5.	

Signature of Applicant: Cynthia Hebert

Signature of Owner(s): _____

Date of Application: 1/27/2020

PROPERTY OWNER PERMISSION FORM

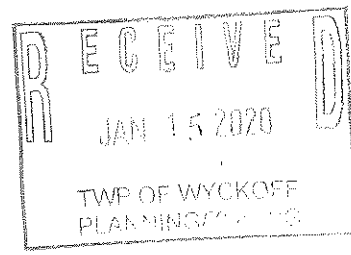
1/14/2020
Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

553 Fairmont Rd.
Address/Premises

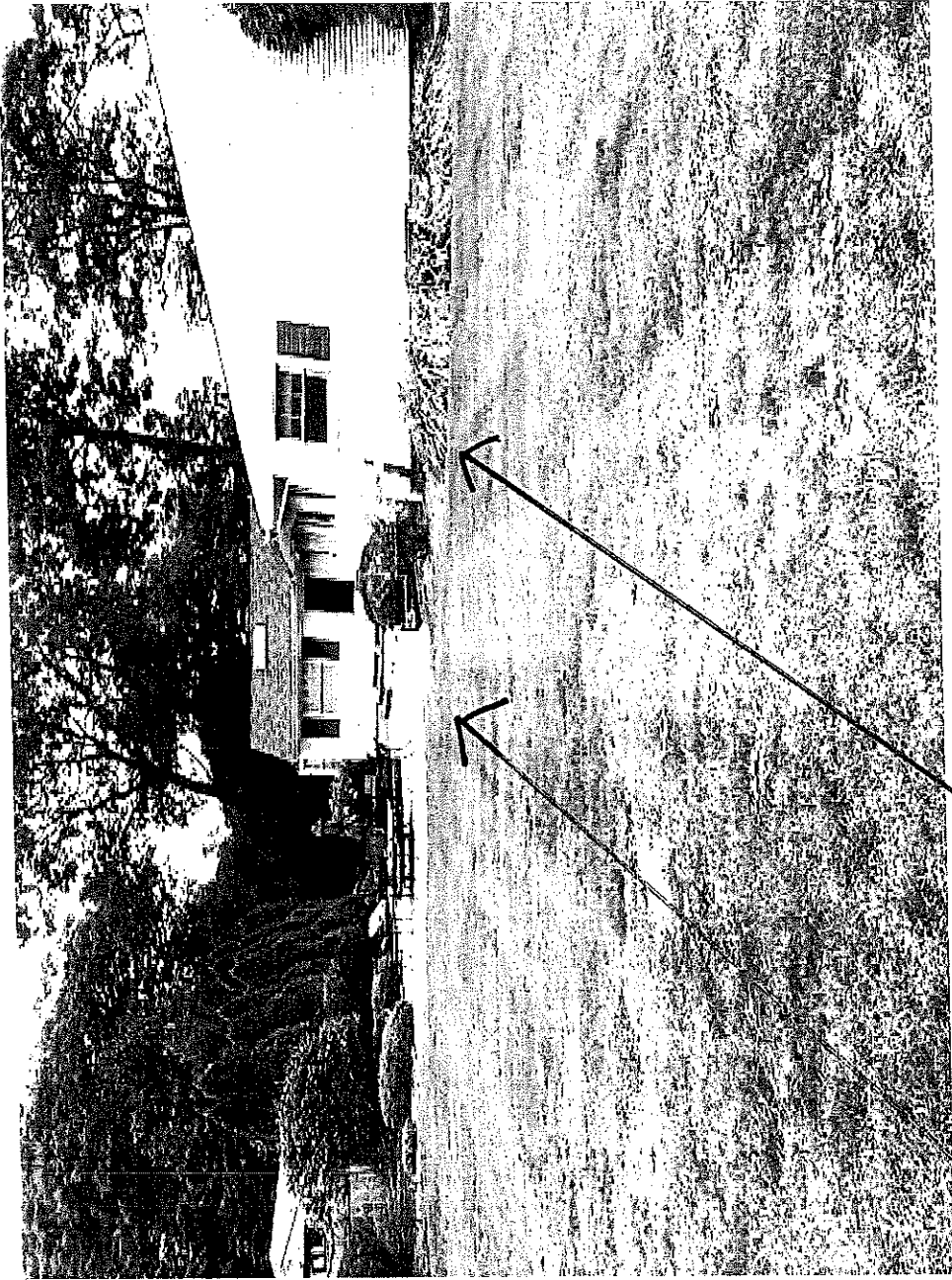
Paul M. Hebert Jr.
Print name

Paul M Hebert Jr
Signature



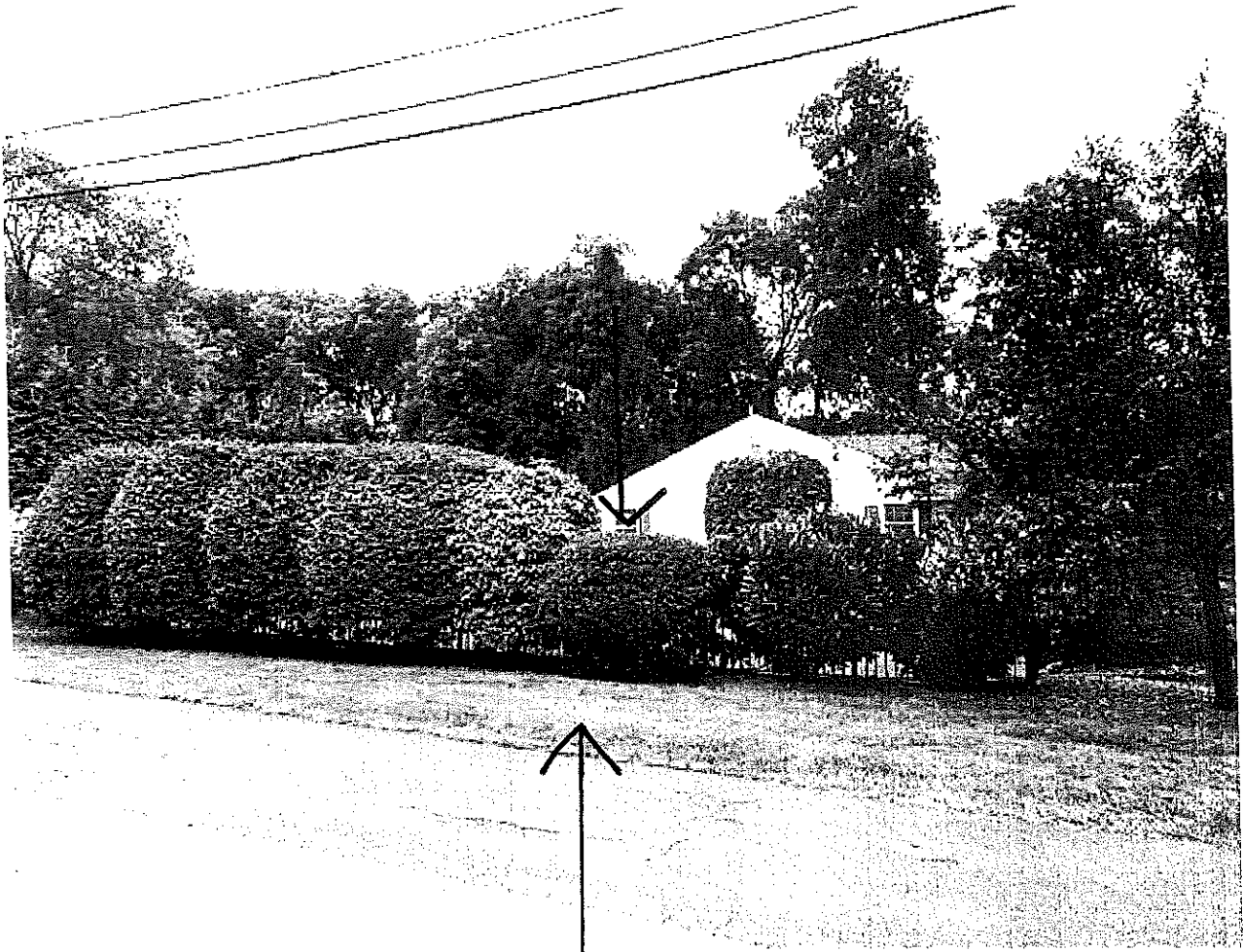


EXISTING LOCATION OF GENERATOR NEXT TO PATIO

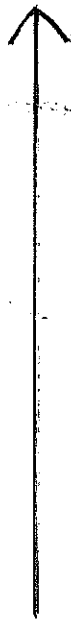


PROPOSED

EXISTING



GENERATOR WILL BE FULLY SCREENED BY EXISTING BUSHES ON THIS SIDE



Sent from my iPhone

NEIGHBOR ON CORNER LOT WITH A/C UNIT IN FRONT YARD SAID SHE DID NOT
NEED A VARIANCE