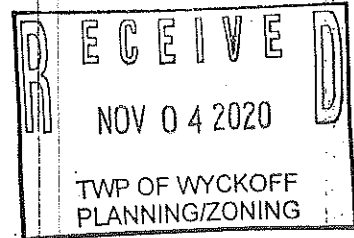


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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
(x) 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: John Hildebrandt and Annette Hildebrandt
Address: 371 Oakwood Drive, Wyckoff, New Jersey 07481
Telephone: 201-741-2265
Applicant name (if other than owner): same as above
Address: _____
Telephone: _____

B. Property Description:

Location: 371 Oakwood Drive
Zoning district: RA-25 Block: 250 Lot: 43
Existing use of building or premises: single family residential

C. Type of variance requested: Hardship Variance NJSA 40:55-70 (i) and a Flexible Variance NJSA 40:55-70-c(2)

D. The variance requested is for the purpose of: Constructing a loft addition to the accessory structure (garage)

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? _____ 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

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	<u>12,807</u>	<u>12,807</u>	(X)
	Frontage	125 min.	<u>85</u>	<u>85</u>	(X)
	Depth	150 min.	<u>148</u>	<u>148</u>	(X)
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>40.22</u>	<u>40.22</u>	()
	Rear Yard (#2) (ft.)	40 min.	<u>66.80</u>	<u>66.80</u>	()
	Side Yard (#1) (ft.)	20 min.	<u>25.44</u>	<u>25.44</u>	()
	Side Yard (#2) (ft.)	20 min.	<u>24.83</u>	<u>24.83</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	<u>35.4</u>	<u>35.4</u>	()
	Side Yard (ft.)	15 min.	<u>10.8</u>	<u>10.8</u>	(X)
	*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.	<u>N/A</u>	<u>N/A</u>	()
	Garage faces side yard setback increases to	27 min.	<u>N/A</u>	<u>N/A</u>	()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	<u>1125</u>	<u>1125</u>	
	Accessory Structures (sq. ft.)	LIST			
		<u>630</u>	<u>630</u>	
				
				
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>8.78</u>	<u>8.78</u>	()
	B. Total Access. Structures (%)	5 max.	<u>4.92</u>	<u>4.92</u>	()
	C. Total (%) (A & B)	20 max.	<u>13.70</u>	<u>13.70</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	<u>3700<</u>	<u>3700<</u>	()
	First Floor			
	Second Floor			
7.	BUILDING HEIGHT (ft.)	35 max.	<u>N/A</u>	<u>N/A</u>	()
	Number of stories	2 ½ max.	<u>N/A</u>	<u>N/A</u>	()
	Accessory (Garage)	20 max.	<u>15.8</u>	<u>21.7</u>	(X)
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>1755</u>	<u>Space reserved for calculation</u>	
	Driveways (paved or gravel)	Sq. ft.	<u>1118</u>		
	Patios and/or paved areas	Sq. ft.	<u>574</u>		
	Walkways and brick pavers	Sq. ft.	<u>154</u>		
	Tennis Court	Sq. ft.			
	Swimming Pool Water Surface	Sq. ft.			
	Decks w/o free drainage	Sq. ft.			
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>3601</u>	Calculated % <u>= 28.11</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 _____ 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 garage will be aesthetically pleasing compared to the existing structure. The non-conformity in height is diminimis in nature and will not be detectable by sight.
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 property consists of a grossly undersized, narrow and shallow lot. All non-conformities are legal and pre-existing. The only non-conformity that is no pre-existing is the proposed height of the garage.
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?
Additional adjoining lands will not eliminate the necessity for a variance for the height of te garage.
4. State how the proposed variance:
- a. Will not cause substantial detriment to the public good The proposed garage is aesthetically pleasing and will be beneficial to he surrounding property owners.
- b. Will not substantially impair the intent and purpose of the zoning plan and ordinance All non conformities height of the garage. The non-conformity of the proposed height of the garage. The non-conformity of the proposed garage height is diminimis in nature and not visibly detectable.

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.

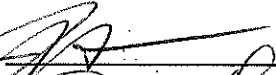
2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

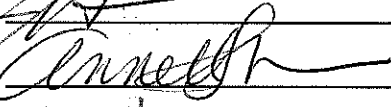
3. List any "special reasons" related to the request.

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. Site Plan and Building Plans	18
2. Landscaping Plan	18
3. Photographs	18 sets
4.	
5.	

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 11/2/20/20