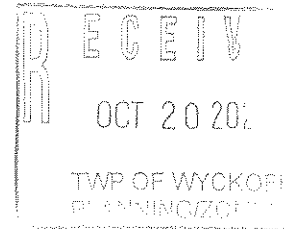


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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: MICHAEL B. + DEBRA JANKE
Address: 460 GRANDVIEW AVE
Telephone: (H) 201-447-6063 (C) 201-675-1925
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:

Location: 460 GRANDVIEW AVE
Zoning district: BA-25 CORNER LOT Block: 497 Lot: 7.01
Existing use of building or premises: PRIMARY RESIDENCE - PRIVATE HOME

C. Type of variance requested: HARDSHIP

D. The variance requested is for the purpose of: INSTALLATION OF A 10' X 20' SHED ON OUR 2ND FRONT YARD
MOVING OUR EXISTING 4' 8" HIGH FENCE ON OUR 2ND 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 _____

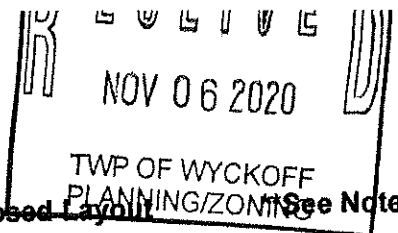
H. Have there been any previous applications before a Township board involving the premises: Yes _____ No ☒
If yes, state the date and disposition: _____

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: _____

ALL APPLICANTS COMPLETE SECTION J

ZONING DISTRICT - RA-25 (Corner Lot)

Revised 11/10 M.D.
DIMENSIONS



	Zoning Requirement	Present Layout	Proposed Layout	
LOT SIZE (sq. ft.)	25,000 min.	60,020.9		()
Frontage	125 min.	219.44'		()
Depth	150 min.	231.28'		()
SETBACKS				
Principal Building				
Front Yard (#1) (ft.)	40 min.	78.7		()
Front Yard (#2) (ft.)	40 min.	117.5		()
Rear Yard (ft.)	40 min.	112.5		()
Side Yard (ft.)	20 min.	24.5		()

* Accessory Structure(s) (deck, garage, shed, pool, etc.)

(Attach a separate sheet if necessary)

Rear Yard (ft.)	20 min.	52.5 pool	142.5 SHED	()
Side Yard (ft.)	15 min.	82.5 pool		()

*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY

GROSS BUILDING AREA (GBA) per 186.65**		3184.25		()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			()
Garage faces side yard setback increases to	27 min.			()

BUILDING AREAS (footprint)

Principal Building (sq. ft.)	.....	2768		
Accessory Structures (sq. ft.)	LIST			
POOL CABANA	.....	416.25	416.25	
POOL	.....	800	800	
SHED	.....	200	200	

LOT COVERAGE

A. Principal Building (%)	15 max.	4.16	4.16	()
B. Total Access. Structures (%)	pool cabana → 5 max.	.69 + 1.33 = 2.02	2.3	()
C. Total (%) (A & B)	pool + shed 20 max.	6.18	6.46	()

DWELLING AREA (Total sq. ft.)

First Floor	1,200 min.	3146.06		()
Second Floor	.....	1784.54		
	.....	1361.52		

BUILDING HEIGHT (ft.)

Number of stories	35 max.	27		()
	2 1/2 max.	2		()

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.	3384.25	Space reserved for calculation
Driveways (paved or gravel)	Sq. ft.	4257.70	
Patios and/or paved areas	Sq. ft.	856	
Walkways and brick pavers	Sq. ft.	4223.73	
Tennis Court	Sq. ft.	N/A	
Swimming Pool Water Surface	Sq. ft.	800	I ADDED 200 FOR SHED
Decks w/o free drainage	Sq. ft.	N/A	ALREADY ADDED IN TOTAL
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	13,521.68	Calculated % = 22.528

ROSS BUILDING AREA - Is defined as the gross building floor area of the buildings on the property. The gross building area include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall 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: 4' 8"

Style: BELLVILLE BLACK ALUMINUM RAIL

Location: PRESENTLY INSTALLED INSIDE OUR PROPERTY LINE ON 2ND FRONT YARD

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? MOVING THE EXISTING FENCE WILL AFFORD US PRIVACY, HEALTH PROTECTION, AND FULL USAGE OUR PROPERTY. WE FACE POTENTIAL COVID EXPOSURE DAILY FROM NUMEROUS PEOPLE USING OUR PROPERTY THINKING IT IS A TOWN PARK. A SHED WILL GIVE US MUCH NEEDED SECURE STORAGE FOR OUR SNOW BLOWER AND YARD TOOLS.
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? OUR 2ND FRONT YARD IS ON A DEAD END STREET. NOT MUCH VEHICLE TRAFFIC. THERE IS HOWEVER, AN EXCEPTIONAL AMOUNT OF FOOT TRAFFIC DUE TO THE ENTRANCE TO A NEARBY BARRISTER DEVELOPMENT AT THE END OF DEEPBROOK, WHICH IS WHERE OUR 2ND FRONT YARD IS.
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 THE SHED WILL BE 75' IN FROM OUR PROPERTY LINE ON DEEPBROOK AND 120' IN FROM GRANDVIEW AVE FRONTAGE. THE FENCE WILL BE 180' IN FROM GRANDVIEW & 10' IN ON DEEPBROOK. NO SIGHT IMPACT AT ALL. PLANTINGS WILL BE
- b. Will not substantially impair the intent and purpose of the zoning plan and ordinance THE EXISTING FENCE IS A 50% SEE THROUGH, ATTRACTIVE FENCE. THE SHED WILL BE ATTRACTIVE ALSO. PLANTINGS WILL ADD ADDITIONAL BEAUTY & PRIVACY FOR 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. <u>SURVEY</u>	<u>2</u>
2. <u>CHECKS</u>	<u>3</u>
3. <u>PHOTOS</u>	<u>NUMEROUS</u>
4. <u>APPLICATION</u>	<u>2</u>
5. _____	_____

Signature of Applicant: _____

Signature of Owner(s): Mr. Juke Michael B. Juke

Date of Application: 10.20.2020