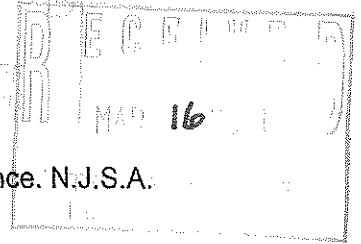
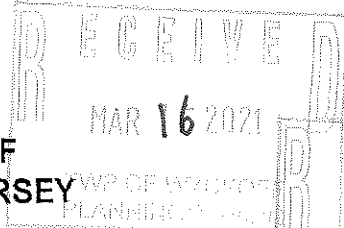


TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY



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

EMAIL ADDRESS OF PERSON  
WHO COMPLETED APPLICATION

rd9architects@verizon.net

PROPERTY HISTORY:

A. Owner: Robert + Ellen Jones  
Address: 385 Frances Place  
Telephone: 201-390-5066  
Applicant name (if other than owner): owner  
Address: same  
Telephone: same

B. Property Description:  
Location: 385 Frances Place  
Zoning district: RA-25 Block: 286 Lot: 7  
Existing use of building or premises: single family residence

C. Type of variance requested: side yard setback  
rear yard setback

D. The variance requested is for the purpose of: construct addition & 2nd fl.  
on-top exist. 1st floor garage

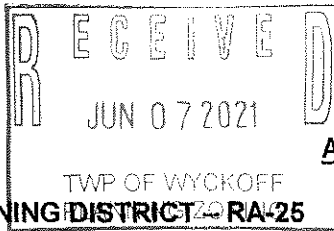
E. Does the attached survey reflect the property as it presently exists? Yes  No   
If no, explain \_\_\_\_\_

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

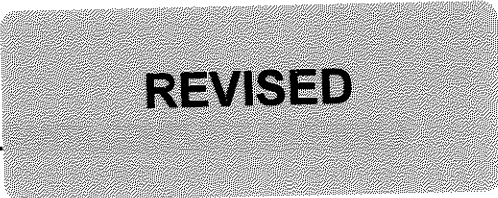
G. Is this request connected with the simultaneous approval of another application before a Township board?  
Yes \_\_\_\_\_ No   
If yes, explain \_\_\_\_\_

H. Have there been any previous applications before a Township board involving the premises? Yes \_\_\_\_\_ No   
If yes, state the date and disposition: not by this owner

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 APPLI



385 Frances

**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	<u>17619</u>	<u>17619</u>	( )
Frontage	125 min.	<u>125</u>	<u>125</u>	( )
Depth	150 min.	<u>141</u>	<u>141</u>	PE ( )
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>34.5</u>	<u>34.5</u>	PE ( )
Rear Yard (#2) (ft.)	40 min.	<u>27.3</u>	<u>27.3</u>	(*) ( )
Side Yard (#1) (ft.)	<del>25</del> 20 min.	<u>15.4</u>	<u>19.0</u>	(*) ( )
Side Yard (#2) (ft.)	<del>25</del> 20 min.	<u>20.13</u>	<u>20.13</u>	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.) (Attach a separate sheet if necessary)				
Rear Yard (ft.)	20 min.	<u>-</u>	<u>-</u>	( )
Side Yard (ft.)	15 min.	<u>-</u>	<u>-</u>	( )
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>3881</u>	<u>4300</u>	( )
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>25</u>	<u>25</u>	( )
Garage faces side yard setback increases to	27 min.	<u>-</u>	<u>-</u>	( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>3380</u>	<u>3380</u>	
Accessory Structures (sq. ft.)	LIST	<u>0</u>	<u>0</u>	
.....	.....	.....	.....	
.....	.....	.....	.....	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>19.2</u>	<u>19.2</u>	PE ( )
B. Total Access. Structures (%)	5 max.	<u>0</u>	<u>0</u>	( )
C. Total (%) (A & B)	20 max.	<u>19.2</u>	<u>19.2</u>	( )
6. DWELLING AREA (Total sq. ft.)	1,200 min.			( )
First Floor	.....	<u>3161</u>	<u>3161</u>	
Second Floor	.....	<u>720</u>	<u>1139</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>26</u>	<u>26</u>	( )
Number of stories	2 1/2 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>3380</u>		<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	Sq. ft.	<u>2311</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>571</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>398</u>		
▪ Tennis Court	Sq. ft.	<u>-</u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u>-</u>		
▪ Decks w/o free drainage	Sq. ft.	<u>-</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6660</u>		Calculated % <u>37.8%</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.

K. OTHER REQUIREMENTS

1. PARKING: Spaces required no 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: 10  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_  
Lighting: \_\_\_\_\_  
Setbacks: \_\_\_\_\_

3. FENCE:  
Height: no  
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? \_\_\_\_\_

- proposed is continuation of pre-exist. non-conformance

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?

- pre-exist. non-conforming lot, irregular shape, exist. non-conforming structure loca.

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?

not available

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good in rear property;  
continuation of exist. condition.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance  
- no closer than exist. condition.