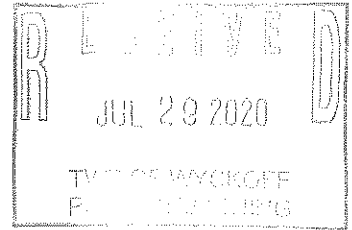


TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

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: Christian Jorquera & Kirstin Bohn  
Address: 74 Yale Avenue, Wyckoff, NJ  
Telephone: 201-741-2505  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 74  
Zoning district: R-15 Block: 469 Lot: 4  
Existing use of building or premises: single family residential

C. Type of variance requested: Hardship

D. The variance requested is for the purpose of: constructing a portico over existing exterior steps leading to front door.

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: (None by current 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:  
N/A

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – R-15 (Corner Lot)

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	15,000 min.	<u>6600</u>	<u>6600</u>	(X)
	Frontage	100 min.	<u>170</u>	<u>170</u>	( )
	Depth	125 min.	<u>110</u>	<u>110</u>	(X)
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	<u>29'</u>	<u>29'</u>	(X)
	Front Yard (#2) (ft.)	40 min.	<u>22.1'</u>	<u>16.17'</u>	(X)
	Rear Yard (ft.)	30 min.	<u>35.7'</u>	<u>35.7'</u>	( )
	Side Yard (ft.)	15 min.	<u>13.8'</u>	<u>13.8'</u>	(X)
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)				
	Rear Yard (ft.)	10 min.	<u>7.7</u>	<u>7.7</u>	(X)
	Side Yard (ft.)	10 min.	<u>.54</u>	<u>.54</u>	(X)
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		<u>1815</u>	<u>1815</u>	( )
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.			( )
	Garage faces side yard setback increases to	27 min.			( )
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	.....	<u>959</u>	<u>989</u>	
	Accessory Structures (sq. ft.)	LIST	<u>68</u>	<u>68</u>	
	<u>SHED</u>	.....			
	<u>TOTAL</u>	.....	<u>1027</u>	<u>1057</u>	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>14.53</u>	<u>14.98</u>	( )
	B. Total Access. Structures (%)	5 max.	<u>1.03</u>	<u>1.03</u>	( )
	C. Total (%) (A & B)	20 max.	<u>15.56</u>	<u>16.01</u>	( )
6.	DWELLING AREA (Total sq. ft.)	1,100 min.	<u>1747</u>	<u>1747</u>	( )
	First Floor	.....	<u>959</u>	<u>959</u>	
	Second Floor	.....	<u>788</u>	<u>788</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>23</u>	<u>23</u>	( )
	Number of stories	2 ½ 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>1057</u>		<u>Space reserved for calculation</u>
	▪ Driveways (paved or gravel)	Sq. ft.	<u>573</u>		
	▪ Patios and/or paved areas	Sq. ft.	<u>664</u>		
	▪ Walkways and brick pavers	Sq. ft.	<u>109</u>		
	▪ Tennis Court	Sq. ft.			
	▪ Swimming Pool Water Surface	Sq. ft.			
	▪ Decks w/o free drainage	Sq. ft.			
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>2343</u>	Calculated %	( )
				<u>= 35.5</u>	

\*\*GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area 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? There are aesthetic, functional and safety benefits served by the portico. It is welcoming, adds style and dimension, and keeps homeowners, visitors and packages out of the elements.
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 house is already existing with a pre-existing nonconforming front yard setback. The portico could not otherwise be constructed without demolishing the house.
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?  
There are no means by which to achieve this.
4. State how the proposed variance:  
a. Will not cause substantial detriment to the public good The proposed portico is relatively diminutive, constructed over existing steps and will not increase the footprint of the residence, and offers style and functionality.  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance (see above response)

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.

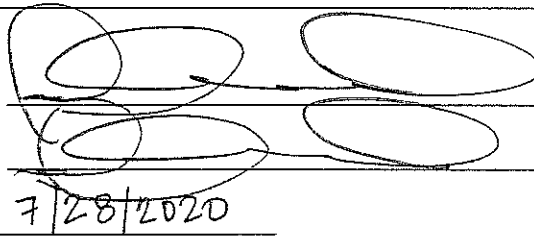
N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. Architectural drawings	2 copies
2. Survey	2 copies
3.	
4.	
5.	

Signature of Applicant:

Signature of Owner(s):

Date of Application:

Handwritten signatures and date: 7/28/2020