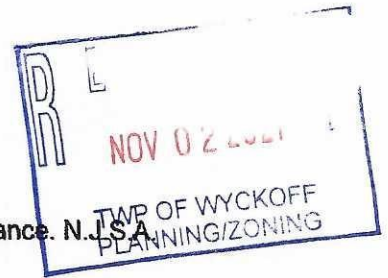


TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY



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  
TYLER@HOUSERENG.COM

PROPERTY HISTORY:

A. Owner: JAMES & JILLIAN LEACH  
Address: 304 VOORHIS AVE WYCKOFF, NJ 07481  
Telephone: 551-206-3471  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 304 VOORHIS AVE  
Zoning district: RA-25 Block: 288 Lot: 40  
Existing use of building or premises: SINGLE-FAMILY DWELLING

C. Type of variance requested: C-1 BULK VARIANCES  
2ND STORY ADDITION WITHIN SIDE YARD, 25' REQ. 11.2' & 17.3' PROPOSED.  
PRINC. BUILDING COVERAGE: 15% MAX., 16.8% PROPOSED

D. The variance requested is for the purpose of: 2ND STORY DWELLING ADDITION  
AND REAR FOOTPRINT ADDITION.

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

F. Is the property sewered or septic? 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: \_\_\_\_\_

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**

		<b>DIMENSIONS</b>			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	<b>LOT SIZE (sq. ft.)</b>	25,000 min.	<u>16,061</u>	<u>16,061</u>	
	Frontage	125 min.	<u>114.2</u>	<u>114.2</u>	(X) EXIST
	Depth	150 min.	<u>155.8'</u>	<u>155.8</u>	(X) EXIST
2.	<b>SETBACKS</b>				()
	<b>Principal Building</b>				
	Front Yard (ft.)	40 min.	<u>45.1</u>	<u>40.4</u>	()
	Rear Yard (#2) (ft.)	40 min.	<u>61.6</u>	<u>50.8</u>	()
	Side Yard (#1) (ft.)	20 min.	<u>11.2</u>	<u>11.2</u>	(X)
	Side Yard (#2) (ft.)	20 min.	<u>17.3</u>	<u>17.3</u>	(X)
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	_____	_____	()
	Side Yard (ft.)	15 min.	_____	_____	()
	<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3.	<b>GROSS BUILDING AREA (GBA) per 186.65**</b>		<u>2,662</u>	<u>3,839</u>	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>N/A</u>	<u>11.2' / 17.3'</u>	(X)
	Garage faces side yard setback increases to	27 min.	<u>N/A</u>	<u>N/A</u>	()
4.	<b>BUILDING AREAS (footprint)</b>				
	Principal Building (sq. ft.)	HOUSE.....	<u>1,856</u>	<u>2,694</u>	
	Accessory Structures (sq. ft.)	LIST.....			
		SHED.....	<u>120</u>	<u>120</u>	
		.....			
		.....			
5.	<b>LOT COVERAGE</b>				
	A. Principal Building (%)	15 max.	<u>11.6</u>	<u>16.8</u>	(X)
	B. Total Access. Structures (%)	5 max.	<u>0.7</u>	<u>0.7</u>	()
	C. Total (%) (A & B)	20 max.	<u>12.3</u>	<u>17.5</u>	()
6.	<b>DWELLING AREA (Total sq. ft.)</b>	1,200 min.	<u>2,046</u>	<u>3,047</u>	()
	First Floor	.....	<u>1,266</u>	<u>1,936</u>	
	Second Floor	.....	<u>780</u>	<u>1,111</u>	
7.	<b>BUILDING HEIGHT (ft.)</b>	35 max.	<u>UNKNOWN</u>	<u>31.25</u>	()
	Number of stories	2 1/2 max.	<u>1 1/2</u>	<u>2 1/2</u>	()
8.	<b>IMPERVIOUS COVERAGE (Calculation)</b>				
	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>2,814</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>824</u>		
	▪ Patios and/or paved areas	Sq. ft.	_____		
	▪ Walkways and brick pavers	Sq. ft.	<u>176</u>		
	▪ Tennis Court	Sq. ft.	_____		
	▪ Swimming Pool Water Surface	Sq. ft.	_____		
	▪ Decks w/o free drainage	Sq. ft.	_____		
	<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	<u>3,814</u>	<u>Calculated % = 23.7</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 2 provided 3  
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? IMPROVEMENTS WILL BRING THE HOUSE INTO CHARACTER WITH OTHER IMPROVED HOMES IN THE AREA.

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? PROPERTY IS SIGNIFICANTLY UNDERSIZED AT 16,061 S.F. WHERE 25,000 S.F. IS REQUIRED. NON-CONFORMING SIDE YARDS EXIST.

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? TAKING FROM ADJACENT LOTS WOULD RESULT IN FURTHER VARIANCES FOR THESE LOTS.

4. State how the proposed variance:  
a. Will not cause substantial detriment to the public good 2ND STORY SIDE YARD VARIANCES MATCH EXISTING CONDITIONS, PRINCIPAL COVERAGE VARIANCE IS OFFSET BY LOW ACCESSORY COVERAGE.  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance UNIQUELY UNDERSIZED LOT

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. LAYOUT, GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN	2
2. ARCHITECTURAL DRAWINGS	2
3. BOUNDARY SURVEY	2
4. PARTIAL TOPOGRAPHIC SURVEY	2
5.	

Signature of Applicant: James Leach

Signature of Owner(s): James Leach

Date of Application: 9/1/2021