

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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AUG 09 2022

PLANNING/ZONING

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
- () 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
JC@JCAarchitecture.com

PROPERTY HISTORY:

A. Owner: James and Nancy Lewis
Address: 105 Wood Street
Telephone: 201-314-9621
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:

Location: 105 Wood Street
Zoning district: R-15 Block: 270 Lot: 8
Existing use of building or premises: Detached Garage (Single-family)

C. Type of variance requested: Bulk: Accessory Side and Rear Yard Setbacks; Max Lot Coverage - Accessory Building

D. The variance requested is for the purpose of: Construction of a new detached garage with storage area

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

F. Is the property sewer or septic? Sewered 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 X No _____
If yes, state the date and disposition: Date: _____
Front Portico expansion

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:

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ALL APPLICANTS COMPLETE SECTION J
PLANNING/ZONING

J. ZONING DISTRICT – R-15

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	15,000 min.	7,644	No Change	(X)
Frontage	100 min.	71.11	No Change	(X)
Depth	125 min.	107.5	No Change	(X)
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	30.1 (+/- 23.8 to porch)	No Change	(X)
Rear Yard (ft.)	30 min.	53.2	No Change	()
Side Yard (#1) (ft.)	15 min.	3.9	No Change	(X)
Side Yard (#2) (ft.)	15 min.	24.9 (+/- 21.4 to porch)	No Change	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.) (Attach a separate sheet if necessary)				
Rear Yard (ft.)	10 min.	13.4	8.4 (7.7 to roof)	(X)
Side Yard (ft.)	10 min.	5.3	5.3 (4.3 to roof)	(X)
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		1,564	1,921	()
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	No	No	()
Garage faces side yard setback increases to	27 min.	No	No	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	1,019	No Change	
Accessory Structures (sq. ft.)	LIST			
Detached Garage	.....	279	450	
.....	
.....	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	13.33	No Change	()
B. Total Access. Structures (%)	5 max.	3.65	5.89	(X)
C. Total (%) (A & B)	20 max.	16.98	19.22	()
6. DWELLING AREA (Total sq. ft.)	1,100 min.	1,285	No Change	()
First Floor	.....	956	No Change	
Second Floor	.....	329	No Change	
7. BUILDING HEIGHT (ft.)	35 max.	21	No Change	()
Number of stories	2 ½ max.	1.5	No Change	()
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.	1,469	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	1,065		
▪ Patios and/or paved areas	Sq. ft.	21	7,644 < 10,000 = 45%	
▪ Walkways and brick pavers	Sq. ft.	176	2,731/7,644 = 0.3573	
▪ Tennis Court	Sq. ft.	N/A	35.73%	
▪ Swimming Pool Water Surface	Sq. ft.	N/A		
▪ Decks w/o free drainage	Sq. ft.	N/A		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	2,731	Calculated %	()
			= 35.73	

**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): 450 sf @ proposed detached garage and 1,035 sf @ driveway

Comments: _____

Buffer required _____
Buffer provided 5.3' @ garage and driveway
Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)
Dimensions: N/A
Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE: N/A
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 existing detached garage's foundation is failing and the size of the existing garage is not adequate for todays car sizes as well as supplemental storage to the undersized residence.

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 existing lot is severely undersized compared to the zone

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?
Acquiring adjoining land is cost prohibitive

4 State how the proposed variance:
a. Will not cause substantial detriment to the public good The proposed garage is located in the rear of the property so it will not be particularly visible from the street.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The proposed garage encroaches slightly on the rear yard setback and holds the side setback of the existing garage. The proposed height is conforming with ordinance.

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 (by J. Cestaro Architecture, LLC)	2 sheets dated 5-20-22 (2 copies)
2. Revised Architectural Drawings (by J. Cestaro Architecture, LLC)	2 sheets: V-1 dated 8-8-22 (2 copies)
3. _____	V-2 dated 5-20-22 (2 copies)
4. _____	
5. _____	

Signature of Applicant: Nancy J. Lewis

Signature of Owner(s): Nancy J. Lewis

Date of Application: 8/9/22