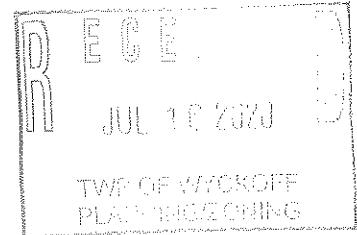


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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: KERYN + MICHAEL LIEBERMAN
Address: 32 BAYBERRY DRIVE, MAHWAH, NJ 07430
Telephone: 201-766-5835
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description: 396 CARRIAGE LANE
Location: _____
Zoning district: RA-25 Block: 324 Lot: 4
Existing use of building or premises: RESIDENCE

C. Type of variance requested: LOT COVERAGE

D. The variance requested is for the purpose of: PROPOSED COVERED PATIO

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

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 X
If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes _____ No X
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: NO

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	<u>25,580</u>	<u>25,580</u>	()
Frontage	125 min.	<u>140.04</u>	<u>140.04</u>	()
Depth	150 min.	<u>199.95</u>	<u>199.95</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>40.7</u>	<u>40.7</u>	()
Rear Yard (#2) (ft.)	40 min.	<u>67.0</u>	<u>67.0</u>	()
Side Yard (#1) (ft.)	20 min.	<u> </u>	<u> </u>	()
Side Yard (#2) (ft.)	20 min.	<u> </u>	<u> </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>6,443</u>	<u>6,443</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>25.1</u>	<u>25.1</u>	()
Garage faces side yard setback increases to	27 min.	<u>35.5</u>	<u>35.5</u>	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	<u>3,837</u>	<u>4,423</u>	
Accessory Structures (sq. ft.)	LIST	<u> </u>	<u> </u>	
.....	<u> </u>	<u> </u>	
.....	<u> </u>	<u> </u>	
.....	<u> </u>	<u> </u>	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>15.0</u>	<u>17.3</u>	()
B. Total Access. Structures (%)	5 max.	<u>0</u>	<u>0</u>	()
C. Total (%) (A & B)	20 max.	<u>17.3</u>	<u>17.3</u>	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	<u>4,980</u>	<u>4,980</u>	()
First Floor	<u>2,563</u>	<u>2,563</u>	
Second Floor	<u>2,417</u>	<u>2,417</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>34</u>	<u>34</u>	()
Number of stories	2 ½ max.	<u>2 1/2</u>	<u>2 1/2</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>4,423</u>	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	<u>1,818</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>474</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>520</u>		
▪ Tennis Court	Sq. ft.	<u> </u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u> </u>		
▪ Decks w/o free drainage AC/GEN.	Sq. ft.	<u>26</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>7,261</u>	Calculated %	<u>28.4</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 N/A 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? PROPOSED ROOF STRUCTURE OVER "EXISTING" PATIO WILL BE OPEN ON THREE SIDES WITH NO WALLS WHILE COMPLYING WITH ALL OTHER ZONING CRITERIA.

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? SIMILAR TO OTHER PROPERTIES

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? NONE

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good PROPOSED COVERED PATIO WILL BE LOCATED IN REAR YARD NOT VISIBLE TO PUBLIC

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance ALTHOUGH INCREASE IN LOT COVERAGE OVER MAX. ALLOWED ROOF BUILT OVER PATIO & BELOW MAX. IMPERVIOUS COVERAGE

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. _____	
2. _____	
3. _____	
4. _____	
5. _____	

Signature of Applicant: _____

Signature of Owner(s): Michael Nelson _____

Date of Application: 7/1/2020