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 40:55D-70a) Zoning map interpretation N.J.S.A. 40:55D-70b) Hardship variance N.J.S.A. 40:55-70c-1 V) 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	Zoning Ordinance. N.J.S.A.
PROPERTY HISTORY: A. Owner: Address: Telephone: Address: Address: Telephone: Address: Telephone: Address: Telephone: Address: Telephone: Telephone: Address: Telephone: Telephone: Telephone: Telephone: Telephone:	
B. Property Description: 396 CAPPIAGE LANE Location: 396 CAPPIAGE LANE Zoning district: FA-25 Block: 314 Existing use of building or premises: PESI DENCE	Lot:
C. Type of variance requested: Lot Covera 6E	
D. The variance requested is for the purpose of: PFOPOSED COVE	ERED PATIO
E. Does the attached survey reflect the property as it presently exists? Yes If no, explain SITE PLAN - NEW CONTRUCTION	s No _X
F. Is the property sewered or septic? Locate on surve G. Is this request connected with the simultaneous approval of another ap Yes No If yes, explain	oplication before a Township board?
H. Have there been any previous applications before a Township board in If yes, state the date and disposition:	nvolving the premises: Yes No \geq
I. If this application is for an appeal of a decision of the Building Officer of the appeal or question:	

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - RA-25

DIMENSIONS

		DiME	1/2101/2		
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
	LOT SIZE (sq. ft.) Frontage Depth	25,000 min. 125 min. 150 min.	15,580 140.04 199,95	25,580 140.04 199.95	()
2.	SETBACKS Principal Building Front Yard (ft.) Rear Yard (#2) (ft.) Side Yard (#1) (ft.) Side Yard (#2) (ft.)	40 min. 40 min. 20 min. 20 min.	40.7 67.0	40.7 67.0	() () ()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.) Rear Yard (ft.) Side Yard (ft.) *ALL ACCESSORY STRUCTURE Si	20 min. 15 min. ETBACKS SHALL I		sheet if necessary) SURVEY	()
3.	GROSS BUILDING AREA (GBA) per Over 3,700 (sq. ft.) Side yard setbacks Garage faces side yard setback incre	186.65** increase 25 min.	6,443 25.1 35.5	6,443 25.1 35.5	()
4.	BUILDING AREAS (footprint) Principal Building (sq. ft.) Accessory Structures (sq. ft.)	LIST	3,837	4, 413	
5.	LOT COVERAGE A. Principal Building (%) B. Total Access. Structures (%) C. Total (%) (A & B)	15 max. 5 max. 20 max.	15.0 0 17.3	7.3 0 7.3	\bigotimes
6.	DWELLING AREA (Total sq. ft.) First Floor Second Floor	1,200 min.	4,980 2,563 2,417	4.980 2.503 2.477	()
7	. BUILDING HEIGHT (ft.) Number of stories	35 max. 2 ½ max.	34-21/2	34 21/2	()
8	i. IMPERVIOUS COVERAGE (Calcul	ation) imum allowable impe	ervious coverage sh	all be 28.5% of the lot are	a. For lots betwe

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.

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•	Structures/Buildings	Sq. ft.	4462	Space res	served for cal	culation
•	Driveways (paved or gravel)	Sq. ft.	1 8 8			
=	Patios and/or paved areas	Sq. ft.	474			
æ	Walkways and brick pavers	Sq. ft.	520			
=		Sq. ft.	No. of the last of			
	Swimming Pool Water Surface,	Sq. ft.				
π		Sq. ft.	26		0 0 Å	
TC	TAL IMPERVIOUS COVERAGE:	Sq. ft.	7,26	Calculated %	28.7	()
			,	=		

^{**}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.

Buffer required Buffer provided Comments: 2. SIGN: (Also fill out separate Application for Sign Construction Permit) Dimensions: Height: Location: Lighting: Setbacks: 5. 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? Propose Proof STRICHE DIEF PROSE PROFE JIPET WITH PO WALL WHILE COMPLYING WITH AN OTHER ZINING 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? SIMICHE DO THER 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 WILL BE LEATED IF PERM YATED NOT VIN BUE TO PUBLIC WILL BE LEATED IF PERM YATED NOT VIN BUE TO PUBLIC	(. (TI i.	HER REQUIREMENTS PARKING: Spaces required provided Actual area to be utilized (each floor):
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IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

	without substantial detriment to the public good or how the effect of the use, be less harmful to adjacent properties or zoning ordinance.
Explain how the proposed use can be granted wit zoning plan and the zoning ordinance.	
3. List any "special reasons" related to the request.	
utilization of the property for any permitted use	nd and/or the neighborhood which presents reasonable
Item 1	Number submitted
2	
Signature of Applicant: Signature of Owner(s): Michael Get Date of Application: 7 / / 200	Isnuan 2