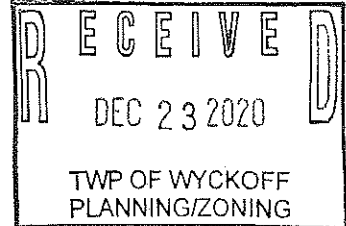


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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: Andrea and Phaulis Messina
Address: 191 Hillside Ave, Wyckoff NJ 07481
Telephone: (973) 886-3241
Applicant name (if other than owner): N/A
Address: N/A
Telephone: N/A

B. Property Description:
Location: 191 Hillside Ave
Zoning district: RA-25 Block: 354 Lot: 15
Existing use of building or premises: SINGLE FAMILY

C. Type of variance requested: REAR YARD SETBACK
PRINCIPLE BUILDING COVERAGE

D. The variance requested is for the purpose of: CONSTRUCTING AN EATING AREA
OF THE EXISTING KITCHEN

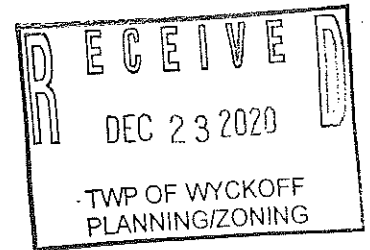
E. Does the attached survey reflect the property as it presently exists? Yes _____ No X
If no, explain EXISTING PAVED NET INDICATED
EXISTING BENCHMARK NOT INDICATED

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 _____
If yes, state the date and disposition: NOT TO MY KNOWLEDGE

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

* ENG EXISTING NON-CONFORMING

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	10,200	10,200	
	Frontage	125 min.	85	85'	(X) ENC
	Depth	150 min.	120	120	(X) ENC
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	40	40	()
	Rear Yard (#2) (ft.)	40 min.	40	31.92	(X) VAR
	Side Yard (#1) (ft.)	20 min.	20	20	()
	Side Yard (#2) (ft.)	20 min.	20	20	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.			()
	Side Yard (ft.)	15 min.			()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY					
3.	GROSS BUILDING AREA (GBA) per 186.65**				
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	NA	NA	()
	Garage faces side yard setback increases to	27 min.	NA	NA	()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		1658	1749	
	Accessory Structures (sq. ft.)	LIST			
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	16.2	17.15	(X) ENC VAR
	B. Total Access. Structures (%)	5 max.			()
	C. Total (%) (A & B)	20 max.	16.2	17.15	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	3270	3361	()
	First Floor		1614	1705	
	Second Floor		1656	1656	
7.	BUILDING HEIGHT (ft.)	35 max.	31	31	()
	Number of stories	2 1/2 max.	2	2	()
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.	1749		Space reserved for calculation
	Driveways (paved or gravel)	Sq. ft.	820		
	Patios and/or paved areas	Sq. ft.	445		
	Walkways and brick pavers	Sq. ft.	121		
	Tennis Court	Sq. ft.	/		
	Swimming Pool Water Surface	Sq. ft.	/		
	Decks w/o free drainage	Sq. ft.	/		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	3135		Calculated % = 30.9 dk ()

$45 / \sqrt{10,200} = 44.6$

**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 _____ 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? _____

*Modernizes and adds value to neighborhood
preserves character of established neighborhood
NOT visible from street*

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?

*LOT IS SIGNIFICANTLY UNDERSIZED FOR THE ZONE
± 40% OF REQUIRED LOT SIZE*

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?

Brief conversation with neighbor

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good

NOT visible from street and heavily screened from neighbors

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance

Advance the intent of master plan and encourage by continuing established pattern of land use and encouraging private development.

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.

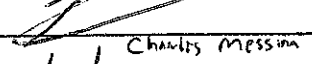
N. Itemize material accompanying application:

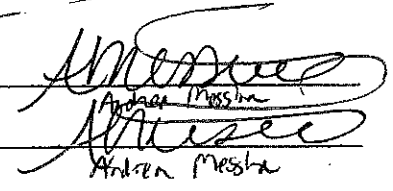
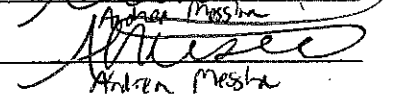
<u>Item</u>	<u>Number submitted</u>
1. Final drawing along with 2 copies (LARGE) of drawing	printed as required.
2.	
3.	
4.	
5.	

Signature of Applicant:


Charles Messina

Signature of Owner(s):


Charles Messina


Andrea Messina

Andrea Messina

Date of Application:

12/7/20


PROPERTY OWNER PERMISSION FORM

1/4/21 Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

191 Hillside Ave, Wyckoff NJ
Address/Premises

Charles Messina 07481
Print name


Signature