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FEB 18 2022

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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
- () 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

PROPERTY HISTORY:

A. Owner: Susan Marie Mock and David Allen Turberville
 Address: 288 Morse Avenue, Wyckoff, New Jersey
 Telephone: (201) 970-0972
 Applicant name (if other than owner): Same as above
 Address: _____
 Telephone: _____

B. Property Description:

Location: 288 Morse Avenue, Wyckoff, New Jersey
 Zoning district: RA-25 Block: 255 Lot: 12
 Existing use of building or premises: _____

C. Type of variance requested: _____

D. The variance requested is for the purpose of: _____

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

F. Is the property sewerred or septic? sewer 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: Yes. See three Resolutions attached

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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William C Petrone RA AIA
NJ Lic No 10403

J. ZONING DISTRICT - RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	10,000	10,000	
Frontage	125 min.	80	80	(X)
Depth	150 min.	125	125	(X)
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	24.2	24.2	(X)
Rear Yard (#2) (ft.)	40 min.	75.27	63.25	(X)
Side Yard (#1) (ft.)	20 min.	15.92	15.92	(X)
Side Yard (#2) (ft.)	20 min.	17.95	17.95	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	8	8	(X)
Side Yard (ft.)	15 min.	7	7	(X)
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		2139.5	2313.75	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			()
Garage faces side yard setback increases to	27 min.			()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		940.75	1190.25	
Accessory Structures (sq. ft.)	LIST	469.5	469.5	
GARAGE		329.5	113.5	
DECK (s)				
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	940.75 9.4%	1190.25 11.9%	()
B. Total Access. Structures (%)	5 max.	799 7.99%	585 5.83%	(X)
C. Total (%) (A & B)	20 max.	1739.75 17.39%	1773.25 17.73%	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1060.75	1835.00	()
First Floor		890.75	890.75	()
Second Floor		770	944.25	()
7. BUILDING HEIGHT (ft.)	35 max.	26'-11"	26'-11"	()
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.	1773	Space reserved for calculation	
Driveways (paved or gravel)	Sq. ft.	1816		
Patios and/or paved areas	Sq. ft.			
Walkways and brick pavers	Sq. ft.	124	ALLOWABLE 45%	
Tennis Court	Sq. ft.		4500 SQ. FT.	
Swimming Pool Water Surface	Sq. ft.			
Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	3713	Calculated % = 37.13	()

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**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.

K. OTHER REQUIREMENTS NOT APPLICABLE

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? _____

See Addendum Attached

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?

See Addendum Attached

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?

See Addendum Attached

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good _____

See Addendum Attached

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

See Addendum Attached

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M. -NOT APPLICABLE

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.

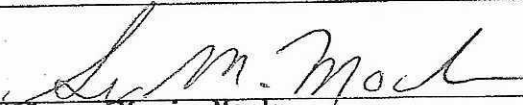
2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

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: 
Susan Marie Mock

Signature of Owner(s): Same as Above

Date of Application: 11/19/21

ADDENDUM

Susan Marie Mock (hereinafter referred to as the "Applicant") are the Owners of 288 Morse Avenue, Wyckoff, New Jersey, which is shown on the Tax Map of the Township of Wyckoff as Block 255, Lot 12 (hereinafter referred to as the "Property"). The Property is located in the RA-25 Rural Residential District.

The Property is deficient in lot area having 10,000 square feet, where 25,000 square feet is required.

In addition to a deficient lot area, the lot contains the following nonconformities:

1. Front yard setback is 24.2 feet, where 40 feet is required.
2. Side yard setbacks are 15.92 feet and 17.95 feet, where 20 feet is required.

The Applicant is proposing to construct a second story addition and front story porch below to the rear of the current dwelling unit, and to construct a one story porch over an area that is currently occupied by an existing deck. In addition, the Applicant is proposing to install a grade level paved terrace and walkway. A portion of the dwelling unit is one and one-half stories is proposed to now be a full two stories.

The Applicant is not exacerbating the current nonconforming conditions as it pertains to front yard setback, and side yard setback. The front yard setback will still remain at 24.2 feet, and the side yard setbacks will still remain at 15.92 feet, and 17.95 feet. The actual new porch and proposed second story addition with a porch below will in fact be conforming as it pertains to the side yard setbacks.

In addition, the Applicant is maintaining a conforming lot coverage which will be 36.65%, where 45% is permitted, building coverage will also be conforming.

The Applicant seeks variance relief under N.J.S.A. 40:55D-70(C)(1). The lot only has 40% of the lot area that is required. Notwithstanding the fact that the lot area has a 60% deficiency, the Applicant's proposal is still conforming as it pertains to lot coverage and building coverage. The Applicant's construction over the existing building does not exacerbate the side yard conditions, but keeps them the same recognizing that the 20 foot setback is required since the gross building area is less than 3,700 square feet. The new additions that are proposed for the dwelling unit, do meet the side yard setback requirements.

The house that is proposed is a modest home, and the additions as proposed are appropriate in this instance. Conformity to the Zoning Code would constitute a hardship based upon the size of the lot, and based upon where the lawfully existing structure is.

It is the Applicant's position that variance relief can be granted without substantial detriment to the Zone Plan or Zoning Element of the Township of Wyckoff. The building as proposed does not overburden the lot. A further positive aspect in this instance is that the dwelling unit that is proposed will be upgraded and will create a better streetscape with the additional landscaping that is proposed. The dwelling unit will not be out of character with other dwelling units in the neighborhood.

For the foregoing reasons, it is respectfully requested that variance relief be granted as proposed.