

**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
- (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: marcoyulimeymontes@gmail.com

PROPERTY HISTORY:

A. Owner: Montes
Address: 122 Edison St, Wyckoff, NJ
Telephone: 201-655-1088
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 122 Edison St, Wyckoff, NJ
Zoning district: R-15 Block: 270 Lot: 1
Existing use of building or premises: Single Family Residence

C. Type of variance requested: Building coverage 17.8% where 15% permitted, front yard setback to covered front porch 28 ft and second front yard setback to covered front porch 19.5 ft where 40 feet is required, existing non-conforming lot area, lot depth, front yard setback, second front yard setback and rear yard setbacks

D. The variance requested is for the purpose of: 2nd floor dormer within existing building footprint, roof over open front porch and roof over open front porch on 2nd front yard

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

F. Is the property sewered or septic? Sewer Locate on survey, (existing to remain, no change)

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 – R-15 (Corner Lot)

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	15,000 min.	7,167	7,167	(X)
	Frontage	100 min.	171.67	171.67	()
	Depth	125 min.	71.67	71.67	(X)
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	30	28**	(X)
	Front Yard (#2) (ft.)	40 min.	23	19.5**	(X)
	Rear Yard (ft.)	30 min.	13.7	13.7	(X)
	Side Yard (ft.)	15 min.	24.1	24.1	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary) ** to open roofed porch		
	Rear Yard (ft.)	10 min.	4.4	4.4**	(X)
	Side Yard (ft.)	10 min.	9.5	9.5**	(X)
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				** existing to remain, not in scope
3.	GROSS BUILDING AREA (GBA) per 186.65**		1,763	2,047	()
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.			()
	Garage faces side yard setback increases to	27 min.			()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		1,279	1,323 **	
	Accessory Structures (sq. ft.)	LIST		** porch roofs over entry doors	
	Shed		52	52	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	17.8%	18.5%	(X)
	B. Total Access. Structures (%)	5 max.	0.7%	0.7%	()
	C. Total (%) (A & B)	20 max.	18.5%	19.2%	()
6.	DWELLING AREA (Total sq. ft.)	1,100 min.	1,705	1,995	()
	First Floor		1,279	1,279	
	Second Floor		426	716	
7.	BUILDING HEIGHT (ft.)	35 max.	22	22	()
	Number of stories	2 1/2 max.	1 1/2	1 1/2	()
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.	1,375	<u>Space reserved for calculation</u>	
	Driveways (paved or gravel)	Sq. ft.	885		
	Patios and/or paved areas	Sq. ft.	602		
	Walkways and brick pavers	Sq. ft.	315		
	Tennis Court	Sq. ft.			
	Swimming Pool Water Surface	Sq. ft.			
	Decks w/o free drainage	Sq. ft.			
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	3,177	Calculated % = 44.3	()

**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 2
Actual area to be utilized (each floor): _____

Comments: existing attached garage and driveway to remain

Buffer required _____

Buffer provided _____

Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: N/A

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE:

Height: N/A

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? _____
Rear dormer and two front doghouse dormers to maintain existing ridge height

Addition of roof over open porches at front entry doors will provide covering for occupants and be aesthetically pleasing and in conformance with neighborhood

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?
Narrowness of lot with undersized lot area and position of existing dwelling on the lot

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?
No contiguous lots available for purchase

- 4 State how the proposed variance:
a. Will not cause substantial detriment to the public good Adding two roof over open porches to protect occupants upon entry during inclement weather

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance Proposed roof are 1-story and directly over entry door and in conformance with the neighborhood

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): _____

Date of Application: _____