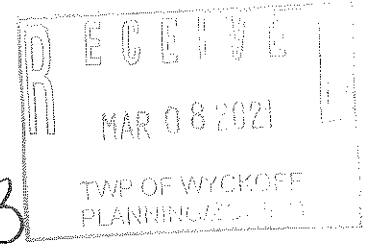


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL



Date filed 11/17/20 Fee _____ Block 347 Lot(s) 13

A. APPLICATION IS HEREBY MADE FOR:

- Minor site plan
- Preliminary/final major site plan
- Waiver, modification or amendment of an existing site plan
- Fence permit

010.715.3022

B. OWNER: Maggi Mueller Tele # (201) 079-8101
Address: 478 ellis place wyckoff nj 07981
Applicant's Name (if other than owner): _____ Tele# _____

Address: _____
Name and address of person presenting application: _____
Name: _____ Profession _____
Address: _____ Tele # _____
Name of development: _____

C. PROPERTY DESCRIPTION

Location: 478 ellis place wyckoff nj 07981 Zone: _____
Lot size: 29,071 S.F. Tax Map #: _____ Block 347 Lot(s) 13
Size of building in square feet: _____ Stories: 2

D. YARD DIMENSIONS - PROPOSED DEVELOPMENT APPLICATION

Zone: _____ Minimum lot requirements: Area (sq. ft.): _____
Frontage: _____ Depth: _____
Proposed yard dimensions: Principal building Front _____ Rear _____
Side: One _____ Both _____
Accessory buildings: Rear _____ Side _____
Maximum building height: Stories _____ Feet _____
Minimum habitable floor area per dwelling unit _____
Maximum lot coverage _____
Principal building %: _____ Principal & accessory building %: _____

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST:

F. PROPOSED LAND USE: _____

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION: _____

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: _____

I. ESTIMATED COST OF CONSTRUCTION: _____

**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: Mary Mueller
Address: 476 Ellis Place Wyckoff NJ 07481
Telephone: 910.715.3022
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 476 Ellis Place Wyckoff NJ 07481
Zoning district: _____ Block: 34F Lot: 13
Existing use of building or premises: _____

C. Type of variance requested: fence

D. The variance requested is for the purpose of: corner lot

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

F. Is the property sewered or septic? septic 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: _____

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.) | <u>25,000</u> min. | <u>29671</u> | <u>29671</u> | () |
| Frontage | <u>125</u> min. | <u>113.12</u> | <u>113.12</u> | () |
| Depth | <u>150</u> min. | <u>193.56</u> | <u>193.56</u> | () |
| 2. SETBACKS (Corner Lot) | | | | |
| Principal Building | | | | |
| Front Yard (#1) (ft.) | <u>40</u> min. | <u>50.1</u> | <u>50.1</u> | () |
| Front Yard (#2) (ft.) | <u>40</u> min. | <u>51.6</u> | <u>51.6</u> | () |
| Rear Yard (ft.) | <u>40</u> min. | <u>40</u> | <u>40</u> | () |
| Side Yard (ft.) | <u>20</u> min. | <u>22.5</u> | <u>22.5</u> | () |
| 2. SETBACKS (Interior Lot) | | | | |
| Principal Building | | | | |
| Front Yard (#1) (ft.) | <u>N/A</u> min. | <u>40</u> | <u>40</u> | () |
| Rear Yard (#2) (ft.) | _____ min. | <u>40</u> | <u>40</u> | () |
| Side Yard (ft.) | _____ min. | _____ | _____ | () |
| * Accessory Structure(s) (deck, garage, shed, pool, etc.) | | (Attach a separate sheet if necessary). | | |
| Rear Yard (ft.) | <u>20</u> min. | _____ | _____ | () |
| Side Yard (ft.) | <u>15</u> min. | _____ | _____ | () |

***ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY**

| | | | | |
|----------------------------------|-------------------|------------------|------------------|----|
| 3. BUILDING AREAS (footprint) | | | | |
| Principal Building (sq. ft.) | | _____ | _____ | |
| Accessory Structures (sq. ft.) | LIST | | | |
| <u>FRAME SHED</u> | | <u>100 sq ft</u> | <u>100 sq ft</u> | |
| _____ | | _____ | _____ | |
| _____ | | _____ | _____ | |
| 4. LOT COVERAGE | | | | |
| A. Principal Building (%) | <u>15%</u> max. | <u>+1 - 10%</u> | <u>+1 - 10%</u> | () |
| B. Total Access. Structures (%) | <u>5%</u> max. | _____ | _____ | () |
| C. Total (%) (A & B) | <u>20%</u> max. | _____ | _____ | () |
| 5. DWELLING AREA (Total sq. ft.) | _____ min. | _____ | _____ | () |
| First Floor | | _____ | _____ | |
| 6. BUILDING HEIGHT (ft.) | | | | |
| Number of stories | <u>2 1/2</u> max. | <u>2</u> | <u>2</u> | () |
| 7. 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.

| | Sq. ft. | _____ | Space reserved for calculation |
|-----------------------------------|---------|-------|--------------------------------|
| ▪ Structures/Buildings | Sq. ft. | _____ | |
| ▪ Driveways (paved or gravel) | Sq. ft. | _____ | |
| ▪ Patios and/or paved areas | Sq. ft. | _____ | |
| ▪ Walkways and brick pavers | Sq. ft. | _____ | |
| ▪ Tennis Court | Sq. ft. | _____ | |
| ▪ Swimming Pool Water Surface | Sq. ft. | _____ | |
| ▪ Decks w/o free drainage | Sq. ft. | _____ | |
| TOTAL IMPERVIOUS COVERAGE: | Sq. ft. | _____ | Calculated % = _____ () _____ |

****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 NA
Buffer provided _____
Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)
Dimensions: NA
Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE:
Height: 0'
Style: Solid white ~~wood~~ PVC 0'
Location: outlined on survey map

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? 2 young children (0's & 2); close to highway, concerned about bears, deer (tics), strangers walking along James way & being able to access my yard.

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?

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?

4. State how the proposed variance:
a. Will not cause substantial detriment to the public good fence is on my yard, behind bushes along James way. Will not block any view.
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____

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: Blayz Allen

Signature of Owner(s): Blayz Allen

Date of Application: 11/17/20

Lantelme, Kurens & Associates, PC

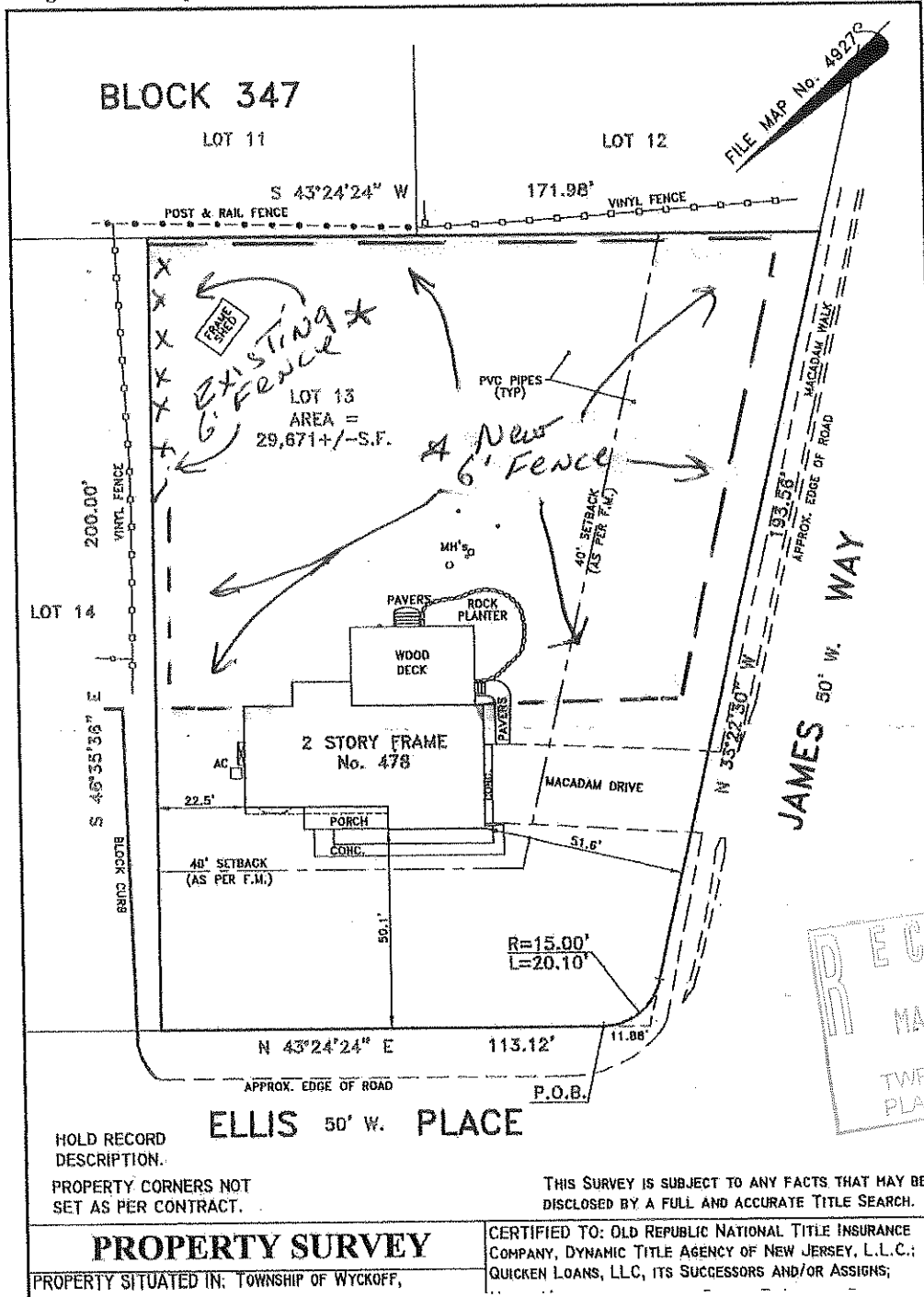
FILE NO. D204686

Engineers & Surveyors

101 West Street, Hillsdale, N.J. 07642

Ph. 201-666-2450

Fax 201-666-9745



View from the stop sign @ corner of Ellis Place & James Way.

Please note the fence will go behind the tree's and bushes

