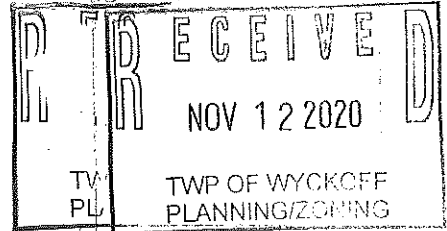


**TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY**

**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: John Nicol  
Address: 123 Midland Avenue, Wyckoff, New Jersey 07481  
Telephone: 973-349-8181  
Applicant name (if other than owner): same as above  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 123  
Zoning district: R-15 Block: 302 Lot: 12.01  
Existing use of building or premises: single family residential

C. Type of variance requested: Bulk variances (Hardship NJSA 40:55-70c(1) and Flexible NJSA 40:55-70c(2))

D. The variance requested is for the purpose of: Permitting the construction of a first and second story addition to the principal building.

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

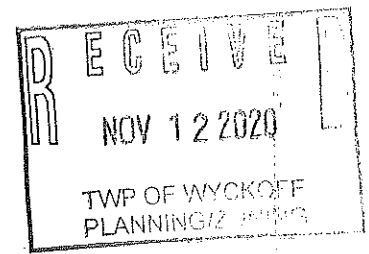
F. Is the property sewered or septic? \_\_\_\_\_ Locate on survey.

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: \_\_\_\_\_

**ALL APPLICANTS COMPLETE SECTION J**



**J. ZONING DISTRICT – R-15**

**DIMENSIONS**

|   | Zoning Requirement | Present Layout                         | Proposed Layout      | **See Note |
|---|--------------------|--|----------------------|------------|
| 1. LOT SIZE (sq. ft.)   | 15,000 min.        | 17,730                                 | 17,720               | ( )        |
| Frontage  | 100 min.           | 90.00                                  | 90.00                | (X)        |
| Depth   | 125 min.           | 188.84                                 | 188.84               | ( )        |
| 2. SETBACKS   |                    |  |                      |            |
| Principal Building  |                    |  |                      |            |
| Front Yard (ft.)  | 40 min.            | 65.30                                  | 65.30                | ( )        |
| Rear Yard (ft.)   | 30 min.            | 81.00                                  | 77.00                | ( )        |
| Side Yard (#1) (ft.)  | 15 min.            | 10.50                                  | 10.50                | (X)        |
| Side Yard (#2) (ft.)  | 15 min.            | 36.50                                  | 38.00                | ( )        |
| * Accessory Structure(s) (deck, garage, shed, pool, etc.)   |                    | (Attach a separate sheet if necessary) |                      |            |
| Rear Yard (ft.)   | 10 min.            | 11.10                                  | 11.10                | ( )        |
| Side Yard (ft.)   | 10 min.            | 12.20                                  | 11.20                | ( )        |
| <b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>   |                    |  |                      |            |
| 3. GROSS BUILDING AREA (GBA) per 186.65**   |                    | 2708                                   | 3528                 | (X)        |
| Over 2,700 (sq. ft.) Side yard setbacks increase  | 20 min.            | 10.50                                  | 10.50                | (X)        |
| Garage faces side yard setback increases to   | 27 min.            |  | existing             | ( )        |
| 4. BUILDING AREAS (footprint)   |                    |  |                      |            |
| Principal Building (sq. ft.)  | .....              | 1058                                   | 1250                 |            |
| Accessory Structures (sq. ft.)  | LIST               |  |                      |            |
| Garage  | .....              | 835                                    | 835                  |            |
| Pool  | .....              | 640                                    | 640                  |            |
| Deck  | .....              | 408                                    | 216                  |            |
| 5. LOT COVERAGE   |                    |  |                      |            |
| A. Principal Building (%)   | 15 max.            | 5.97                                   | 7.05                 | ( )        |
| B. Total Access. Structures (%)   | 5 max.             | 10.62                                  | 9.54                 | ( )        |
| C. Total (%) (A & B)  | 20 max.            | 16.59                                  | 16.59                | ( )        |
| 6. DWELLING AREA (Total sq. ft.)  | 1,100 min.         | 1873                                   | 2257                 | ( )        |
| First Floor   | .....              | 1058                                   | 1250                 |            |
| Second Floor  | .....              | 815                                    | 1007                 |            |
| 7. BUILDING HEIGHT (ft.)  | 35 max.            | 25.50                                  | 23.50                | ( )        |
| Number of stories   | 2 ½ 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.            | 1893                                   |                      |            |
| ▪ Driveways (paved or gravel)   | Sq. ft.            | 2490                                   |                      |            |
| ▪ Patios and/or paved areas   | Sq. ft.            | 1790                                   |                      |            |
| ▪ Walkways and brick pavers   | Sq. ft.            | 176                                    |                      |            |
| ▪ Tennis Court  | Sq. ft.            | --                                     |                      |            |
| ▪ Swimming Pool Water Surface   | Sq. ft.            | 640                                    |                      |            |
| ▪ Decks w/o free drainage   | Sq. ft.            | --                                     |                      |            |
| TOTAL IMPERVIOUS COVERAGE:  | Sq. ft.            | 6989                                   | Calculated % = 39.42 | ( )        |

Space reserved for calculation

\*\*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? The proposed addition and new landscaping shall be asthetically pleasing and increase the funcionality of the property.
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?  
The property consists of a pre-existing non-confirming narrow lotwith a lawfully existing non-conforming principal building located on teh same.
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?  
The acquisition of property from the adjoining property owner will make the property of the adjoining property owner more non-conforming.
4. State how the proposed variance:  
a. Will not cause substantial detriment to the public good The variance for lot frontage is a legal pre-existing non-confirming condition. The proposed addition is asthetically pleasing and shall be well buffered  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The variance for lot width is a legal pre-existing non-confirming condition. There are similar deficient side yard building set backs in 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.

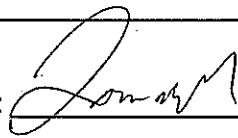
**2.** Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

**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. Site Plan & Building Plans | 18                      |
| 2. Survey                     | 18                      |
| 3. Photographs                | 18                      |
| 4.                            |                         |
| 5.                            |                         |

Signature of Applicant: 

Signature of Owner(s): \_\_\_\_\_

Date of Application: November 10, 2020