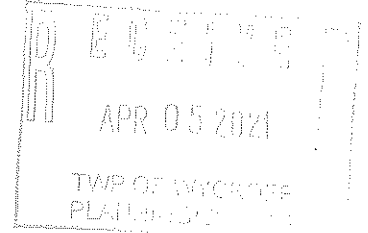


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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: Donald E. Payerle and Donna M. Payerle
Address: 360 Pathway Manor, Wyckoff, New Jersey
Telephone: 269-254-7724
Applicant name (if other than owner): Same as above
Address: _____
Telephone: _____

B. Property Description:
Location: 360 Pathway Manor, Wyckoff, New Jersey
Zoning district: RA-25 Block: 316 Lot: 18
Existing use of building or premises: Single family residential

C. Type of variance requested: C-1 for lot coverage

D. The variance requested is for the purpose of: Modifying and expanding an open porch

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

F. Is the property sewer 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

K. OTHER REQUIREMENTS N/A

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) N/A

Dimensions: _____

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE: N/A

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: **See Addendum Attached**

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

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

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	16,797	16,797	(X)
Frontage	125' min.	111.75'	NO CHANGE	(X)
Depth	150' min.	151.51'	NO CHANGE	()
2. SETBACKS (Corner Lot)				
Principal Building				()
Front Yard (#1) (ft.)	_____ min.	_____	_____	()
Front Yard (#2) (ft.)	_____ min.	_____	_____	()
Rear Yard (ft.)	_____ min.	_____	_____	()
Side Yard (ft.)	_____ min.	_____	_____	()
2. SETBACKS (Interior Lot)				
Principal Building				()
Front Yard (#1) (ft.)	40' min.	45.10'	45.10'	()
Rear Yard (#2) (ft.)	40' min.	48.01'	40.95'	()
Side Yard (ft.)	20'(25') min.	19.7/20.1	NO CHANGE	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	20 min.	NA	NA	()
Side Yard (ft.)	15 min.	NA	NA	()

*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	2819	2813	3027	
Accessory Structures (sq. ft.)	LIST			
_____	_____	_____	_____	
_____	_____	_____	_____	
4. LOT COVERAGE				
A. Principal Building (%)	15 max.	16.74	18.02%	(X)
B. Total Access. Structures (%)	5 max.	NA		()
C. Total (%) (A & B)	20 max.			()
5. DWELLING AREA (Total sq. ft.)	1200 min.	2,517	NO CHANGE	()
First Floor	_____	_____	_____	
6. BUILDING HEIGHT (ft.)				
Number of stories	2 1/2 max.	2	NO CHANGE	()
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.	
* Structures/Buildings	3,027	Space reserved for calculation $45 \div \sqrt{16797}$ ALLOWABLE 34.33%
* Driveways (paved or gravel)	1,640	
* Patios and/or paved areas		
* Walkways and brick pavers	295	
* Tennis Court		
* Swimming Pool Water Surface		
* Decks w/o free drainage		
TOTAL IMPERVIOUS COVERAGE:	4,962	Calculated % = 29.54% ()

**NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M. N/A

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. <u>Site Plan entitled: "Payerle Residence, 360 Pathway Manor, Wyckoff, NJ", dated</u>	
2. <u>1/17/21, prepared by William Petrone, AIA</u>	
3. _____	
4. _____	
5. _____	

Signature of Applicant: 
Bruce E. Whitaker, Esq., Attorney for Applicant

Signature of Owner(s): _____

Date of Application: _____

ADDENDUM

Donald E. and Donna M. Payerle (hereinafter referred to as the "Applicant") are the owners of 360 Pathway Manor, Wyckoff, New Jersey, which is shown on the Tax Map of the Township of Wyckoff as Block 316, Lot 18 (hereinafter referred to as the "Property"). The Property is located in the RA-25 Rural Residential District.

The Property is deficient in lot area being 16,797 square feet, where 25,000 square feet is required. It has a deficient lot width of 111 feet, where 125 feet is required. Based upon the lot only being 67% of what is required in Zone, the current dwelling unit has lot coverage for the principal building of 16.74%, where 15% is the maximum permitted. There are no accessory structures on the Property.

The Applicant is proposing to renovate and expand the existing rear porch with a new covered porch that would have an additional 214 square feet. The porch meets all required setbacks. The Applicant seeks a variance to permit lot coverage to be 18.02%, where 15% is the maximum permitted. The Applicant makes this request with the following stipulations and conditions:

1. The open porch shall never be enclosed;
2. No accessory structure will placed on the Property.

These two stipulations and conditions can be in the form of a deed restriction that would run with the land so that all future owners of the Property, would be required to adhere to these stipulations and conditions.

It is submitted that based upon the lot having only 67% of the lot area required in this Zone, that the Applicant's request is appropriate for the following reasons:

- A. The extension is for 214 square feet to an existing open porch which creates a more usable covered area for the occupants;
- B. The Applicant could construct a covered accessory structure beyond the 214 square feet proposed for the expansion of the existing porch. It is submitted that the accessory structure would from a zoning and planning standpoint, would not be as appropriate as a mere expansion of the existing porch;
- C. The entire porch is to the rear of the dwelling unit, and will not be seen from a streetscape perspective. It is not enclosed, but an open structure at the same level as the first floor of the dwelling unit.

It is submitted that variance relief in this instance is appropriate under N.J.S.A. 40:55D-70(C)(1). The Property is deficient in area being only 67% of what is required. The Applicant's proposal is for a modest addition to an existing porch that creates lot coverage for the principal dwelling unit because of the attachment of the porch to the structure of 18.02%. This open structure constitutes a 1.28% increase of lot coverage. This additional open area is de minimus and is appropriate in this location, and provides appropriate utility for a rear porch, not infringing on any of the other bulk requirements as far as setbacks are concerned.

Variance relief can be granted without substantial detriment to the Zone Plan or Zoning Element of Township of Wyckoff. In this instance, the small expansion of the porch does not overburden the lot. The renovation itself will upgrade and create from an architectural standpoint, a more architecturally proportionate rear porch area. The dwelling itself fits within the character of the overall neighborhood, and meets all of the required setbacks. This additional coverage is not going to be seen from a streetscape perspective.

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



View of House From Street



View of House From Rear Yard



View of Existing Covered Terrace

<p>Payerle Residence 360 Pathway Manor Wyckoff, NJ</p>	<p>WPA William Petrone ARCHITECT 115 West 18th Street NY, NY 10011 tel 917-923-3553 512 Ackerman Ave Glen Rock, NJ 07452 tel 201-689-9990</p>	SCALE: as noted	DATE ISSUED:	DWG. TITLE: Exsiting Photos
		DRAWN BY:	DATE: 01.17.21	
		JOB NUMBER / FILE NAME: 202010_variance_011721		<p>Z-5</p>