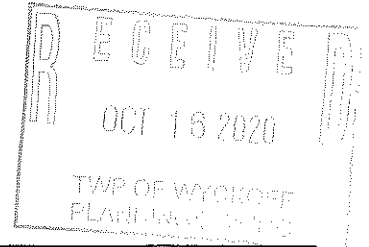


**TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY**

**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: FORTUNATO Puleo  
Address: 300 WILEY PLACE  
Telephone: 201-679-6396  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**B. Property Description:**

Location: \_\_\_\_\_  
Zoning district: RA-25 Block: 214 Lot: 76  
Existing use of building or premises: \_\_\_\_\_

C. Type of variance requested: HARDSHIP

D. The variance requested is for the purpose of: PAVILION OVER OUTDOOR KITCHEN

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 \_\_\_\_\_

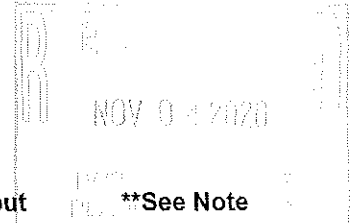
H. Have there been any previous applications before a Township board involving the premises: Yes \_\_\_\_\_ No   
If yes, state the date and disposition: \_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_

Revised

Puteo  
300 Wiley Place

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.	<u>11,408</u>	<u>N/C</u>	( )
Frontage	125 min.	<u>75</u>	<u>N/C</u>	( )
Depth	150 min.	<u>152.29</u>	<u>N/C</u>	( )
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>39.98</u>	<u>N/C</u>	( )
Rear Yard (#2) (ft.)	40 min.	<u>65</u>	<u>N/C</u>	( )
Side Yard (#1) (ft.)	20 min.	<u>10.70</u>	<u>N/C</u>	( )
Side Yard (#2) (ft.)	20 min.	<u>16.91</u>	<u>16.91</u>	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u>0</u>	<u>42'</u>	( )
Side Yard (ft.)	15 min.	<u>0</u>	<u>10'</u>	( )
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>2946</u>	<u>2946</u>	( )
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			( )
Garage faces side yard setback increases to	27 min.		<u>N/C</u>	( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>1708</u>	<u>N/C</u>	
Accessory Structures (sq. ft.)	LIST	<u>0</u>	<u>144 SF</u>	
<i>Proposed Free Standing Pavilion</i>	.....			
.....	.....			
.....	.....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>14.97%</u>	<u>14.97%</u>	( )
B. Total Access. Structures (%)	5 max.	<u>0</u>	<u>1.2%</u>	( )
C. Total (%) (A & B)	20 max.		<u>16.17%</u>	( )
6. DWELLING AREA (Total sq. ft.)	1,200 min.	<u>2946</u>	<u>N/C</u>	( )
First Floor	.....	<u>1708</u>	<u>N/C</u>	
Second Floor	.....	<u>1238</u>	<u>N/C</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>N/A</u>	<u>11 FT</u>	( )
Number of stories	2 1/2 max.	<u>N/A</u>	<u>N/C</u>	( )
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.	<u>1852</u>	<u>Space reserved for calculation</u>	
• Driveways (paved or gravel)	Sq. ft.	<u>1200</u>		
• Patios and/or paved areas	Sq. ft.			
• Walkways and brick pavers	Sq. ft.	<u>300</u>		
• Tennis Court	Sq. ft.			
• Swimming Pool Water Surface	Sq. ft.			
• Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>3352</u>	Calculated %	( )
			=	

29.4%

\*\*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: \_\_\_\_\_  
\_\_\_\_\_

N/A

Buffer required \_\_\_\_\_  
Buffer provided \_\_\_\_\_  
Comments: \_\_\_\_\_

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

Dimensions: \_\_\_\_\_

Height: \_\_\_\_\_

Location: \_\_\_\_\_

Lighting: \_\_\_\_\_

Setbacks: \_\_\_\_\_

N/A

3. FENCE:

Height: \_\_\_\_\_

Style: \_\_\_\_\_

Location: \_\_\_\_\_

N/A

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 overhead structure will provide protection from the elements.

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?

This will provide coverage to my kitchen area.

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?

Being that my kitchen area is a permanent structure, the proposed pavillion to be built will be ~~at~~ over the set back.

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good This will be a gable end roof that will have leaders dispersing into the seepage pit.

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

By following building & procedures.

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.

The pavillion will be built using hurricane straps & water run off will be tied to seepage pit.

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

The intent is to provide coverage to the BBQ area and keeping with accordance to building regulations.

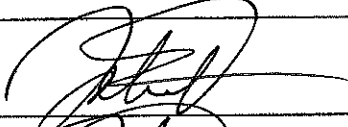
3. List any "special reasons" related to the request. none

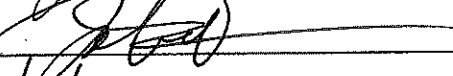
4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

The hardship is it will be 4 feet into the 15 foot setback.

N. Itemize material accompanying application:

	<u>Item</u>	<u>Number submitted</u>
1.	<u>SURVEY</u>	<u>2</u>
2.	<u>DRAWING</u>	<u>2</u>
3.	<u>PHOTOS</u>	<u>8</u>
4.	<u>FULL APPLICATION</u>	<u>2 COPIES</u>
5.		

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 10/16/2020