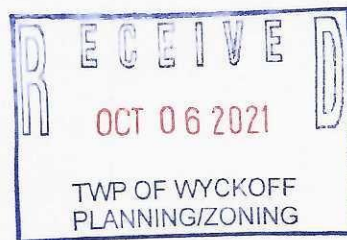


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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

EMAIL ADDRESS OF PERSON
WHO COMPLETED APPLICATION
BOC BRUNO@AOL.COM
201-307-1115

PROPERTY HISTORY:

A. Owner: RAYMOND RENAIAN. TERESA CROCIANO
Address: 440 RADCLIFF ST. WYCKOFF NJ 07481
Telephone: 201 259 9179
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 440 RADCLIFF ST. WYCKOFF NJ
Zoning district: R15 Block: 489 Lot: 8
Existing use of building or premises: FAMILY RESIDENCE

C. Type of variance requested: FRONT YARD SETBACK. REAR YARD SETBACK. LOT COVERAGE OF PRINCIPAL BUILDING.

D. The variance requested is for the purpose of: CONNECTING THE EXISTING RESIDENCE AND DETACHED GARAGE.

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

F. Is the property sewered or septic? SEWER 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.

Revised per
MARK D.

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.	<u>3200</u>	<u>3200</u>	(X)
	Frontage	100 min.	<u>230</u>	<u>230</u>	()
	Depth	125 min.	<u>120.0</u>	<u>120.0</u>	(X)
2.	SETBACKS				
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	<u>22.2</u>	<u>22.2</u>	(X)
	Front Yard (#2) (ft.)	40 min.	<u>37.5</u>	<u>40.0</u>	()
	Rear Yard (ft.)	30 min.	<u>20.0</u>	<u>27.1</u>	(X)
	Side Yard (ft.)	15 min.	<u>19.0</u>	<u>19.0</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	10 min.	<u>27.1</u>	<u>NA</u>	()
	Side Yard (ft.)	10 min.	<u>51.0</u>	<u>NA</u>	()
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**				()
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	<u>2400</u>	<u>2370</u>	()
	Garage faces side yard setback increases to	27 min.			()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		<u>1770</u>	<u>2402</u>	
	Accessory Structures (sq. ft.)	LIST	<u>484</u>	<u>0</u>	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>13.4%</u>	<u>18.05%</u>	(X)
	B. Total Access. Structures (%)	5 max.	<u>3.0%</u>	<u>0.0%</u>	()
	C. Total (%) (A & B)	20 max.	<u>17.0</u>	<u>18.05%</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,100 min.	<u>1082</u>	<u>2402</u>	()
	First Floor		<u>1082</u>	<u>2402</u>	
	Second Floor		<u>NA</u>	<u>NA</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>18'-0"</u>	<u>15'-0"</u>	()
	Number of stories	2 1/2 max.	<u>1</u>	<u>1</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>2402</u>		Space reserved for calculation
	Driveways (paved or gravel)	Sq. ft.	<u>825</u>		REFER TO DRAWING TABLE
	Patios and/or paved areas	Sq. ft.	<u>585</u>		
	Walkways and brick pavers	Sq. ft.	<u>435</u>		
	Tennis Court	Sq. ft.	<u>—</u>		
	Swimming Pool Water Surface	Sq. ft.	<u>—</u>		
	Decks w/o free drainage	Sq. ft.	<u>—</u>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>4307</u>		Calculated % = <u>32.02</u> ()

**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): _____

EXISTING PARKING NOT AFFECTED
Comments: _____

Buffer required _____
Buffer provided _____
Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)
Dimensions: **NOT APPLICABLE**

Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE:
Height: _____
Style: _____
Location: _____

**IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L
REFER TO ATTACHMENT #1.**

L. 1. How will the benefits of the proposed application outweigh any detriments? _____

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 _____

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. REFER TO ATTACHMENT #2	
2.	
3.	
4.	
5.	

Signature of Applicant:



Signature of Owner(s)



Date of Application:

7/21/2021

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/FACSIMILE 201-307-1115

LICENSE NO. AI10379

JULY 20, 2021

ADDITION and ALTERATIONS to the
RENSHAW/ GROSSANO RESIDENCE
446 RADCLIFF STREET
WYCKOFF, NEW JERSEY

ATTACHMENT #1
K. "OTHER REQUIREMENTS"

1. THE BENEFITS WILL OUTWEIGH ANY DETRIMENTS AS THE PROPOSED NEW ADDITION SIMPLY CONNECTS THE EXISTING RESIDENCE AND DETACHED GARAGE. THIS PROVIDES A MORE AESTHETICALLY PLEASING STRUCTURE BY ELIMINATING THE SIDE ENTRANCE STAIRWAY VISIBLE FROM THE STREET AND THE NARROW ALLEYWAY BETWEEN THE RESIDENCE AND GARAGE.
2. THE EXISTING DETACHED GARAGE SETBACK REQUIREMENTS INCREASE WITH THE CONNECTION OF THE BUILDING TO THE RESIDENCE, ALTHOUGH THE GARAGE WILL REMAIN IN THE SAME LOCATION.
3. NO ADDITIONAL LANDS ARE AVAILABLE TO REDUCE AND/ OR ELIMINATE THE VARIANCES.
4. THE PROPOSED VARIANCES WILL NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AS THE PROPOSED CONNECTION BETWEEN THE RESIDENCE AND DETACHED GARAGE PROVIDES A PROPERLY SCALED AND AESTHETICALLY PLEASING STRUCTURE THAT IS SET BACK FARTHER FROM THE FRONT LOT LINE (CONFORMING WITH THE ORDINANCE REQUIREMENTS) ALONG FORDHAM AVENUE AND IS ALSO LOWER IN HEIGHT THAN THE ADJACENT EXISTING HOUSE. THE PROPOSED ADDITION IS LOCATED IN AN AREA PRESENTLY OCCUPIED BY A PATIO. THE ROOF AREA INCREASE IS LESS THAN THAT REQUIRED FOR THE IMPLEMENTAION OF A STORM WATER MANAGEMENT SYSTEM.

END OF ATTACHMENT #1