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APR 11 2022

PLANNING/ZONING

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

PROPERTY HISTORY:

A. Owner: Tara & Constantine Roufanis
 Address: 371 Circle Drive Wyckoff, N.J.
 Telephone: 917-757-2708
 Applicant name (if other than owner): _____
 Address: _____
 Telephone: _____

B. Property Description:
 Location: 371 Circle Drive, Wyckoff, N.J.
 Zoning district: RA-25 Block: 1462 Lot: 52.01
 Existing use of building or premises: Residential - Single family

C. Type of variance requested: Rear yard and any other variances deemed necessary by the Wyckoff Board of Adjustment

D. The variance requested is for the purpose of: Constructing a 1st fl. enlarged kitchen and a 2nd fl. master bedroom suite

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 – RA-25

| | | DIMENSIONS | | | |
|----|---|-------------------|--|--------------------------------|----|
| | | Zoning | | | |
| | | Requirement | Present Layout | Proposed Layout | |
| 1. | LOT SIZE (sq. ft.) | 25,000 min. | <u>19,964 sf</u> | <u>19,964 sf</u> | XX |
| | Frontage | 125 min. | <u>111.07 ft</u> | <u>111.07 ft</u> | XX |
| | Depth | 150 min. | <u>101.00 ft</u> | <u>101.00 ft</u> | XX |
| 2. | SETBACKS | | | | |
| | Principal Building | | | | |
| | Front Yard (ft.) | 40 min. | <u>35.69 ft</u> | <u>35.69 ft</u> | XX |
| | Rear Yard (#2) (ft.) | 40 min. | <u>10.36 ft</u> | <u>21.74 ft</u> | XX |
| | Side Yard (#1) (ft.) | 20 min. | <u>58.00 ft</u> | <u>58.00 ft</u> | () |
| | Side Yard (#2) (ft.) | 20 min. | <u>90.00 ft</u> | <u>90.00 ft</u> | () |
| | * Accessory Structure(s) (deck, garage, shed, pool, etc.) | | (Attach a separate sheet if necessary) | | |
| | Rear Yard (ft.) | 20 min. | <u>21.10 ft</u> | <u>21.10 ft</u> | () |
| | Side Yard (ft.) | 15 min. | <u>15.51 ft</u> | <u>15.51 ft</u> | () |
| | *ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY | | | | |
| 3. | GROSS BUILDING AREA (GBA) per 186.65** | | <u>3,963 sf</u> | <u>3,932 sf</u> | () |
| | Over 3,700 (sq. ft.) Side yard setbacks increase | 25 min. | <u>20</u> | <u>25.00</u> | () |
| | Garage faces side yard setback increases to | 27 min. | | | () |
| 4. | BUILDING AREAS (footprint) | | | | |
| | Principal Building (sq. ft.) | | <u>1,859 sf</u> | <u>2,132 sf</u> | |
| | Accessory Structures (sq. ft.) | LIST | <u>708 sf</u> | <u>708 sf</u> | |
| | | | | | |
| | | | | | |
| | | | | | |
| 5. | LOT COVERAGE | | | | |
| | A. Principal Building (%) | 15 max. | <u>9.31%</u> | <u>10.68%</u> | () |
| | B. Total Access. Structures (%) | 5 max. | <u>3.55%</u> | <u>3.55%</u> | () |
| | C. Total (%) (A & B) | 20 max. | <u>12.86%</u> | <u>14.23%</u> | () |
| 6. | DWELLING AREA (Total sq. ft.) | 1,200 min. | | | () |
| | First Floor | | <u>1,763 sf</u> | <u>2,036 sf</u> | |
| | Second Floor | | <u>917 sf</u> | <u>1,300 sf</u> | |
| 7. | BUILDING HEIGHT (ft.) | 35 max. | <u>28'6"</u> | <u>28'6"</u> | () |
| | Number of stories | 2 1/2 max. | <u>2</u> | <u>2</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>2,840 sf</u> | Space reserved for calculation | |
| | Driveways (paved or gravel) | Sq. ft. | <u>1,334 sf</u> | | |
| | Patios and/or paved areas | Sq. ft. | <u>388 sf</u> | | |
| | Walkways and brick pavers | Sq. ft. | <u>346 sf</u> | | |
| | Tennis Court | Sq. ft. | | | |
| | Swimming Pool Water Surface | Sq. ft. | | | |
| | Decks w/o free drainage | Sq. ft. | | | |
| | TOTAL IMPERVIOUS COVERAGE: | Sq. ft. | <u>5,490 sf</u> | Calculated % | () |
| | | | | <u>= 24.58%</u> | |

$45 \div \sqrt{19,964} = 31.04$
 (allowable)

**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 red yard addition can not be seen from the street

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 is a undersized irregular lot and the house is located deep into the lot

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?
none

4. State how the proposed variance:
a. Will not cause substantial detriment to the public good *The new red addition will not encroach any closer to the red lines as currently exists*
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance *The existing street sign shall remain unaffected by the new red addition*

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:

| Item | Number submitted |
|--------------------------------|------------------|
| 1. <i>Draws A-1-A.3 (copy)</i> | <i>2</i> |
| 2. <i>Survey (2) copies</i> | <i>2</i> |
| 3. <i>photos</i> | <i>6</i> |
| 4. | |
| 5. | |

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: *2/14/2011*