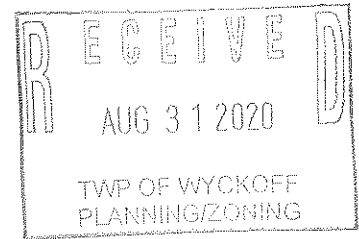


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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: Michael and Erica Scalise
Address: 541 Helena Avenue
Telephone: 201-485-7768
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: SAME
Zoning district: RA-25 Block: 336 Lot: 4
Existing use of building or premises: Primary residence

C. Type of variance requested: Sideyard setback variance to permit rear addition to home and generator installation

D. The variance requested is for the purpose of: Adding a Master Bedroom and Bath in order to convert a small bedroom into a home office

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. 2012 installation

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: May 2002 application for a rear addition approved for a pre-existing nonconforming sideyard setback.

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:
N/A

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>19874</u>	<u>19874</u>	(X)
Frontage	125 min.	<u>77.50</u>	<u>77.50</u>	(X)
Depth	150 min.	<u>256.80</u>	<u>256.80</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>80.9</u>	<u>80.9</u>	()
Rear Yard (#2) (ft.)	40 min.	<u>134.0</u>	<u>134.0</u>	()
Side Yard (#1) (ft.)	20 min.	<u>9.11</u>	<u>9.11</u>	(X)
Side Yard (#2) (ft.)	20 min.	<u>11.12</u>	<u>10.12</u>	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u>20'</u>	<u>20'/100'</u>	()
Side Yard (ft.) Generator	15 min.	<u>4/0</u>	<u>4/7.5'</u>	(X) Generator
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>1866.0</u>	<u>2528.0</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			()
Garage faces side yard setback increases to	27 min.			()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>1866.0</u>	<u>2572.0</u>	
Accessory Structures (sq. ft.)	LIST			
Shed (64 SF)	.....	<u>64</u>	<u>64</u>	
.....			
.....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>9.4%</u>	<u>12.9%</u>	()
B. Total Access. Structures (%)	5 max.	<u>0.3%</u>	<u>0.3%</u>	()
C. Total (%) (A & B)	20 max.	<u>9.7%</u>	<u>13.2%</u>	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.			()
First Floor	.....	<u>1580.0</u>	<u>2242.0</u>	
Second Floor	.....	<u>0</u>	<u>0</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>18'4"</u>	<u>18'4"</u>	()
Number of stories	2 1/2 max.	<u>1 1/2</u>	<u>1 1/2</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>2572.0</u>	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	<u>1215</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>944</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>92</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>4823</u>	Calculated %	()
			= <u>24%</u>	

32% MAX

**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 NIA 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: NIA
Lighting: _____
Setbacks: _____

3. FENCE:

Height: _____
Style: NIA
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 addition preserves the original ranch design style typical of the surrounding neighborhood.

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?
Lot area and lot width do not conform to the minimum zoning requirements of the zone.

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?
No land available to purchase

4. State how the proposed variance:
a. Will not cause substantial detriment to the public good The addition is to the rear of the property and remains consistent with the original design of the house.
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance Consistent with and preserves the zoning plan and ordinance for a single family property.

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.

N/A

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

N/A

3. List any "special reasons" related to the request.

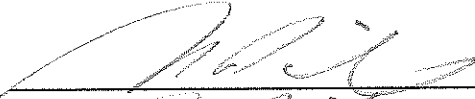
N/A


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/A

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. Architecture Plans by Fred Klenk	
2. Survey	
3. Landscape Plan	
4. FOTD's	
5. Application	

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 08/31/2020

PROPERTY OWNER PERMISSION FORM

08/31/2020
Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

541 Helena Avenue
Address/Premises

Michael D. Scalise
Print name


Signature