## TOWNSHIP OF WYCKOFF BERGEN COUNTY, NEW JERSEY

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Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinables N.J.S.A. 40:55D-70a   Zoning map interpretation N.J.S.A. 40:55D-70b   Hardship variance N.J.S.A. 40:55D-70c-1   Plexible variance N.J.S.A. 40:55D-70c-1   Zoning map interpretation N.J.S.A. 40:55D-70d-1   Zoning map interpretation principal structure N.J.S.A. 40:55D-70d-1   Zoning map interpretation of a nonconforming use N.J.S.A. 40:55D-70d-1   Zoning map interpretation of a nonconforming use N.J.S.A. 40:55D-70d-2   Zoning map interpretation of a nonconforming use N.J.S.A. 40:55D-70d-3   WHO COMPLETED APPLICATION   Mike.schnurr82@gmail.com   Mi	40:55D-70a		
) Hardship 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-3   Expansion of a nonconforming use N.J.S.A. 40:55D-70d-3   Expansion of a nonconforming use N.J.S.A. 40:55D-70d-3   Deviation from standard of conditional use N.J.S.A. 40:55D-70d-3   ROPERTY HISTORY:   Owner: Michael & Tracy Schnurr	\ 7	based on or made in the enforcemen	t of the Zoning Ordinance N.J.S.A.
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Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2 Deviation from standard of conditional use N.J.S.A. 40:55D-70d-3  ROPERTY HISTORY: Owner: Michael & Tracy Schnurr Address: _605 Buena Vista Way, Wyckoff, NJ 07481 (B247, L7) Telephone: _203-733-8685 / 609-731-7603 Applicant name (if other than owner): Address:605 Buena Vista Way Zoning district: 0270 WyckoffBlock: _247Lot: _7 Existing use of building or premises: _Residential  For the property Description: Location: _605 Buena Vista Way Zoning district: 0270 WyckoffBlock: _247Lot: _7 Existing use of building or premises: _Residential  For the variance requested: Hardship variance. Expansion of a non-conforming use. We would like to build a nud room that attaches our home to the garage which sits 3 feet from our property line and add a front porch to the roome which sits 35.9 feet from the streetSee Exhibit attached hereto for further detail.  The variance requested is for the purpose of: _Expanding the usable space of the home by adding a rud room with closet space and a laundry area to the home and also improving the streetscape by adding a rud room with closet space and a laundry area to the home and also improving the streetscape by adding a front pote teacher than the street of the form of the streetscape by adding a front pote teacher than the property sewered or septic? Septic			P
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## REVISED

#### ALL APPL

#### J. ZONING DISTRICT - RA-25

DECEIVED
NOV 0 3 2021
TWP OF WYCKOFF
PLAN

			ENSIONS	PLAN	PLAN	
		Zoning Requirement	Present Layout	Proposed Layout	**See Note	
1.	LOT SIZE (sq. ft.)	25,000 min.	18,795.6	18,795.6	(x)	
	Frontage	125 min.	117.50	117.50	(x)	
1022	Depth	150 min.	150.57/180	150.57/180	(``)	
2.	SETBACKS				230 %	
	Principal Building					
	Front Yard (ft.)	40 min.	35.9	35.9 (36.0 Porch)	(x)	
	Rear Yard (#2) (ft.)	40 min.	41.8	41.8	( )	
	Side Yard (#1) (ft.)	20 min.	<u>26.1</u>	3.0	(x)	
	Side Yard (#2) (ft.)	20 min.	35	30.7	( )	
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate	sheet if necessary)		
	Rear Yard (ft.)	20 min.			4.3	
	Side Yard (ft.)	15 min.		A A A A A A A A A A A A A A A A A A A	<b>)</b> (	
	*ALL ACCESSORY STRUCTURE S	ETBACKS SHALL	BE INDICATED ON	SURVEY	ν,	
3.	GROSS BUILDING AREA (GBA) per	186 65**	2,858	3,789		
	Over 3,700 (sq. ft.) Side yard setbacks		26.1	3	( )	
	Garage faces side yard setback incre				(x)	
4	BUILDING AREAS (footprint)				3 2	
٦.	Principal Building (sq. ft.)		1,411 - House	2,542 - House		
	Accessory Structures (sq. ft.)	LIST	1,411 110036	2,542 - House		
	Accessory offuctures (sq. 1t.)	LIST	580 - Garage			
	Marie Carlos (Carlos Carlos Ca		**************************************			
		7177777444		· · · · · · · · · · · · · · · · · · ·		
5.	LOT COVERAGE					
	A. Principal Building (%)	15 max.	7.6 - House	13.5 - House	7 X	
	B. Total Access. Structures (%)	5 max.	3.1 - Garage	0	<b>)</b> (	
	C. Total (%) (A & B)	20 max.	10.7 - Total	13.5 - Total	7 5	
6.	DWELLING AREA (Total sq. ft.)	4 000:	2,278	2 200		
o.	First Floor	1,200 min.	1,411	3,209	( )	
	Second Floor	•••••	867	1,962		
		**************		1,247		
7.	BUILDING HEIGHT (ft.)	35 max.	23' 5"	23' 5"	(-)	
	Number of stories	2 ½ max.	2 1/2	2 1/2	ii	
			987199 2000 EXT. 2001	1444	3 /	

#### 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.

<ul> <li>Structures/Buildings</li> </ul>	Sq. ft.	2,542	Space reserved for calculation		
<ul> <li>Driveways (paved or gravel)</li> </ul>	Sq. ft.	1,068	Current Impervious Coverage:		
<ul> <li>Patios and/or paved areas</li> </ul>	Sq. ft.	471	3,789 SF/ 18,875.6 SF = 20%		
<ul> <li>Walkways and brick pavers</li> </ul>	Sq. ft.	259	Proposed Impervious Coverage: 4,340 SF/ 18,875.6 SF = 23%		
<ul> <li>Tennis Court</li> </ul>	Sq. ft.		Proposed Added Coverage: 23% - 20.3% = 2.7% added		
<ul> <li>Swimming Pool Water Surface</li> </ul>	Sq. ft.				
<ul> <li>Decks w/o free drainage</li> </ul>	Sq. ft.	W00000	Allowable Impervious Coverage: Square Root of 18,795.6 = 137.1; 45/137.1 = 0.328 - 32.8%		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	4,340	Calculated % 23% ( )		

<sup>\*\*</sup>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.

K.	OTI 1.	HER REQUIREMENTS PARKING: Spaces required N/A provided provided Actual area to be utilized (each floor):
		Comments:
		Buffer required
		- sile, Protition
		Comments:
	2.	SIGN: (Also fill out separate Application for Sign Construction Permit)  N/A
		Difficition is:
		rieight.
		LOOGIOTI.
		Lighting:
	3.	Setbacks:
		Height:N/A
		Style:
		FENCE: Height: N/A Style: Location:  IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L
		IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L  How will the benefits of the proposed application outweigh any detriments?  Please see Exihibit I attached hereto.
	1.	Location:
	1.	IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L  How will the benefits of the proposed application outweigh any detriments?  Please see Exihibit I attached hereto.  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 zone or neighborhood?  Please see Exihibit I attached hereto.
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# IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

	ed without substantial detriment to the public good or how the
	ant effect of the use, be less harmful to adjacent properties or
tend to bring the use into closer conformity with the	
4	
2. Eynlain how the proposed use can be granted	without substantially impairing the intentand purpose of the
wering you and the moine confinance of excess	ولا والأحراب والأولة للحوالة والما
Finance of Carlos States	The State of the property of the state of th
has - We geall to the deal of the	Cy, the proper of the ton the temper
A Language Complete Dack	and well winds of the subtraction
3. List any "special reasons" related to the reques	st
4. List any "nardship" related to the nature of the	land and/or the neighborhood which presents reasonable
utilization of the property for any permitted use	_WA
N. Itemize material accompanying application:	
<u>Hem</u>	Number submitted
1.	
2.	
4	
5	
Signature of Applicant:	
1 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Signature of Owner(s):	
1/07/000	Ĭ.
Date of Application:	+

### **LANDSCAPE AFFIDAVIT**

Michael Schnurr 605 Buena Vista Way Wyckoff, New Jersey 07481

July 6, 2021

Maureen Mitchell Wyckoff Municipal Building – Room 110 340 Franklin Avenue Wyckoff, New Jersey 07481

Dear Ms. Mitchell,

I, Michael Schnurr, hereby affirm that that there will be no landscaping affected by the proposed plans for which we are seeking a variance.

Sincerely,

Michael Schnurr