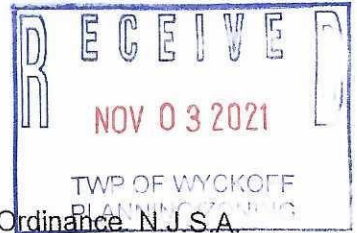


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



APPLICATION IS HEREBY MADE FOR:

- () Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance 40:55D-70a
- () Zoning map interpretation N.J.S.A. 40:55D-70b
- (X) 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
mike.schnurr82@gmail.com

PROPERTY HISTORY:

A. 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: _____
Telephone: _____

B. Property Description:
Location: 605 Buena Vista Way
Zoning district: 0270 Wyckoff Block: 247 Lot: 7
Existing use of building or premises: Residential

C. Type of variance requested: Hardship variance. Expansion of a non-conforming use. We would like to build a mud room that attaches our home to the garage which sits 3 feet from our property line and add a front porch to the home which sits 35.9 feet from the street. See Exhibit I attached hereto for further detail.

D. The variance requested is for the purpose of: Expanding the usable space of the home by adding a mud room with closet space and a laundry area to the home and also improving the streetscape by adding a front porch.
See Exhibit I attached hereto for further detail.

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

F. Is the property sewered or septic? Septic Locate on survey.

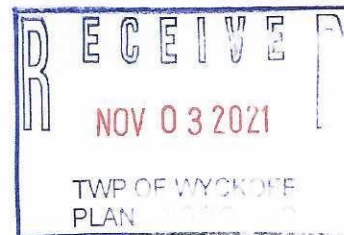
G. Is this request connected with the simultaneous approval of another application before a Township board?
Yes _____ No X
If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes _____ No X
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:
N/A

REVISED

ALL APPL



J. ZONING DISTRICT – RA-25

DIMENSIONS

	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)
Depth	150 min.	150.57/180	150.57/180	()
2. SETBACKS				
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.	26.1	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.	_____	_____	()
Side Yard (ft.)	15 min.	_____	_____	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		2,858	3,789	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	26.1	3	(x)
Garage faces side yard setback increases to	27 min.	_____	_____	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	1,411 - House	2,542 - House	
Accessory Structures (sq. ft.)	LIST	580 - Garage		
_____	_____	_____	
_____	_____	_____	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	7.6 - House	13.5 - House	()
B. Total Access. Structures (%)	5 max.	3.1 - Garage	0	()
C. Total (%) (A & B)	20 max.	10.7 - Total	13.5 - Total	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	2,278	3,209	()
First Floor	1,411	1,962	
Second Floor	867	1,247	
7. BUILDING HEIGHT (ft.)	35 max.	23' 5"	23' 5"	()
Number of stories	2 1/2 max.	2 1/2	2 1/2	()
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.	2,542		Space reserved for calculation Current Impervious Coverage: 3,789 SF/ 18,875.6 SF = 20% Proposed Impervious Coverage: 4,340 SF/ 18,875.6 SF = 23% Proposed Added Coverage: 23% - 20.3% = 2.7% added Allowable Impervious Coverage: Square Root of 18,795.6 = 137.1; 45/137.1 = 0.328 - 32.8%
▪ Driveways (paved or gravel)	Sq. ft.	1,068		
▪ Patios and/or paved areas	Sq. ft.	471		
▪ Walkways and brick pavers	Sq. ft.	259		
▪ Tennis Court	Sq. ft.	_____		
▪ Swimming Pool Water Surface	Sq. ft.	_____		
▪ Decks w/o free drainage	Sq. ft.	_____		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	4,340	Calculated % 23%	()

****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 N/A 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) N/A
Dimensions: _____
Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE: N/A
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? _____
Please see Exhibit I attached hereto.

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?
Please see Exhibit I attached hereto.

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?
Please see Exhibit I attached hereto.

4 State how the proposed variance:
a. Will not cause substantial detriment to the public good _____
Please see Exhibit I attached hereto.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____
Please see Exhibit I attached hereto.

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. There is no detriment to the public good, or impairment to the zoning plan or ordinance. Similarly, the purpose of the zoning plan is balanced by providing aesthetically pleasing elevations and facades to the street scene.

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. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: 6/27/2021

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