

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 of 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

**RECEIVED**  
FEB 16 2022  
PLANNING/ZONING

PROPERTY HISTORY:

A. Owner: MR & MRS STEPHEN  
Address: 57 SAXONIA AVE  
Telephone: 201 805 2359 C  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 57 SAXONIA AVE  
Zoning district: RA 25 Block: 265 Lot: 49  
Existing use of building or premises: SINGLE FAMILY

C. Type of variance requested: EXISTING NON CONFORMING LOT  
EXISTING NON CONFORMING FRONT YARD SETBACK OF HOME  
TO BE EXTENDED

D. The variance requested is for the purpose of: EXPANDING FIRST AND SECOND  
FLOORS OF EXISTING RESIDENCE OVER EXISTING FOOTPRINT  
AND EXTENDING THE EXISTING GARAGE TO ALLOW EXPANSION  
OF FIRST FLOOR LIVING AREA

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

F. Is the property sewered or septic? SEWERED 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

MR & MRS STEPHEN  
 57 SAXONIA AVE  
 ALL APPLICANTS COMPLETE SECTION J

Corrections in  
 Red - per Mark

Fred Klenk Architect  
 684 Route 208  
 Franklin Lakes, N.J. 07417

*Fred Klenk*

J. ZONING DISTRICT - RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	11,429	11,429	
Frontage	125 min.	100	100	<input checked="" type="checkbox"/> EXIST
Depth	150 min.	114.29	114.29	<input checked="" type="checkbox"/> EXIST
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	25.32	13.65 PORCH	<input checked="" type="checkbox"/>
Rear Yard (#2) (ft.)	40 min.	25.32	19.65 PORCH	<input checked="" type="checkbox"/>
Side Yard (#1) (ft.)	20 min.	20.45	26.45	( )
Side Yard (#2) (ft.)	20 min.	25.13	10.13	<input checked="" type="checkbox"/>
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	5.32	5.32	<input checked="" type="checkbox"/> EXIST
Side Yard (ft.)	15 min.	0.32 OVER	0.32 OVER	<input checked="" type="checkbox"/> EXIST
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		2022	2700	( )
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	NO INCREASE	NO INCREASE	( )
Garage faces side yard setback increases to	27 min.	N.A.	N.A.	( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		1104	1627	
Accessory Structures (sq. ft.)				
	LIST			
	SHED	80	80	
	SHED	40	40	
	SHED	18	18	
	Deck	395	395	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	9% 9.9	15% 15.9%	(A)
B. Total Access. Structures (%)	5 max.	1%	+ 1% 2%	(A)
C. Total (%) (A & B)	20 max.	10%	16% 22.5%	(A)
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1704	2089	( )
First Floor		924	1104	
Second Floor		780	985	
7. BUILDING HEIGHT (ft.)				
Number of stories	35 max.	27	27	( )
	2 1/2 max.	2 1/2	2 1/2	( )
3. 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.	1775		
▪ Driveways (paved or gravel)	Sq. ft.	532		
▪ Patios and/or paved areas	Sq. ft.	213		
▪ Walkways and brick pavers	Sq. ft.	300		
▪ Tennis Court	Sq. ft.	-		
▪ Swimming Pool Water Surface	Sq. ft.	-		
▪ Decks w/o free drainage	Sq. ft.	-		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	2820		
			Space reserved for calculation	
			2820 / 11,429 = 24%	
			( 45 / 34 = 13.2% )	
			( -√11,429 )	
			Calculated % 24	( )

\*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: \_\_\_\_\_  
SINGLE FAMILY RESIDENCE

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: \_\_\_\_\_

Height: NO NEW FENCING PROPOSED

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 EXISTING

NEIGHBORHOOD AS WELL AS WYCKOFF IN GENERAL  
IS SEEKING AN INTEREST TO UPGRADE HOMES TO CURRENT  
LIFESTYLE USE AND AESTHETICS APPLICATION IS

INTENDED TO FURTHER PROMOTE THE NEW USE & LOOK

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 AND EXISTING HOME POSITION IS CURRENTLY NON  
CONFORMING WITH EXISTING ZONING REGULATIONS,  
PROPOSED ADDITION WILL BE UNIQUE TO THIS PROPERTY  
AND PROVIDE A DIVERSITY OF ARCHITECTURE,

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 EFFORT MADE AS ADJACENT LOTS ARE CURRENTLY  
SUBSTANDARD AS WELL,

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good EXTENT OF VARIANCE  
REQUEST IS MODEST IN SCOPE AND WILL BRING AN  
UPDATED AESTHETIC WHICH WYCKOFF IS PROMOTING

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance THE INTENT OF THE CURRENT RA 25 ZONING APPLIES  
TO LOTS TWO TIMES THIS LOT SIZE, AS SUCH TO

APPLY ZONE STANDARDS TO THIS PROPERTY IS  
CAUSING A HARDSHIP TO CLIENT FOR A  
MODEST PROPOSAL

MD @ MDS STEPHEN  
 57 SAXONIA AVE  
 ALL APPLICANTS COMPLETE SECTION J

Fred Klenk Architect  
 684 Route 208  
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J. ZONING DISTRICT - RA-25

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	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	5.82	5.82	<input checked="" type="checkbox"/> EXIST'G <input checked="" type="checkbox"/> EXIST'G
	Side Yard (ft.)	15 min.	0.32 OVER	0.32 OVER PL	
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		7022	2760	( ) ( ) ( )
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4.	BUILDING AREAS (footprint)				
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	Tennis Court	Sq. ft.	—		
	Swimming Pool Water Surface	Sq. ft.	—		
	Decks w/o free drainage	Sq. ft.	—		
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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 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.

SEE ANSWER TO #4

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

SEE ANSWER TO #4

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.

TO APPLY ZONING REGULATIONS FOR A R 25 ZONE TO A PROPERTY LESS THAN 50% OF MINIMUM LOT SIZE PRESENTS THE HARDSHIP

N. Itemize material accompanying application:

Item

Number submitted

1. ARCHITECT FRED KLENK PLANS 4 SHEETS 22 OCT 2021
2. SITE SURVEY / PLAN PROPOSED ADDITION INDICATED
3. ON SURVEY PROVIDED BY MANNO 31 DEC, 2009
- 4.
- 5.

Signature of Applicant: X

Signature of Owner(s): X

Date of Application: 10/29/2021