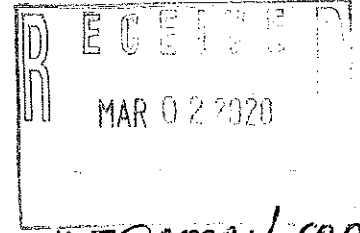


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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



p.travers105@gmail.com
Robert F Travers@yahoo.com

PROPERTY HISTORY:

A. Owner: Robert & Patricia Travers
Address: 165 Greenhaven Rd, Wyckoff NJ 07481
Telephone: 201-891-8252 (H) 201-400-1299 (C) 201-321-5775 (C)
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: 165 GREENHAVEN RD. WYCKOFF NJ 07481
Zoning district: R-15 Block: 331 Lot: 3
Existing use of building or premises: SINGLE FAMILY HOME

C. Type of variance requested: FRONT YARD SETBACK

D. The variance requested is for the purpose of: CONSTRUCTION OF A TWO & HALF STORY ADDITION

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

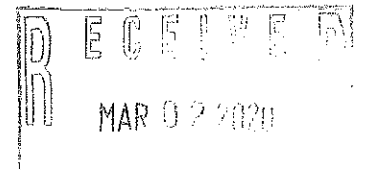
F. Is the property sewered or septic? sewered. _____ Locate on survey.

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.

ALL APPLICANTS COMPLETE SECTION J



J. ZONING DISTRICT – R-15

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	15,000 min.	<u>11,907</u>	<u>NO CHANGE</u>	()
Frontage	100 min.	<u>104.35</u>	<u>NO CHANGE</u>	()
Depth	125 min.	<u>125.0' x 102.0'</u>	<u>NO CHANGE</u>	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>34.9'</u>	<u>28.0'</u>	()
Rear Yard (ft.)	30 min.	<u>7-34.0'</u>	<u>NO CHANGE</u>	()
Side Yard (#1) (ft.)	15 min.	<u>23.0'</u>	<u>NO CHANGE</u>	()
Side Yard (#2) (ft.)	15 min.	<u>42.7'</u>	<u>41.0'</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	10 min.	<u>7-3.0'</u>	<u>NO CHANGE</u>	()
Side Yard (ft.)	10 min.	<u>7-27.0'</u>	<u>NO CHANGE</u>	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**				
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	<u>2,202 SF</u>	<u>2,442 SF</u>	()
Garage faces side yard setback increases to	27 min.			()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>917 SF</u>	<u>1,097 SF</u>	
Accessory Structures (sq. ft.)	LIST			
<u>GARAGE - DETACHED</u>	.....	<u>483 SF</u>	<u>NO CHANGE</u>	
.....			
.....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>9.2%</u>	<u>NO CHANGE</u>	()
B. Total Access. Structures (%)	5 max.	<u>4.1%</u>	<u>NO CHANGE</u>	()
C. Total (%) (A & B)	20 max.	<u>13.3%</u>	<u>NO CHANGE</u>	()
6. DWELLING AREA (Total sq. ft.)	1,100 min.			
First Floor	.....	<u>917</u>	<u>1,097 SF</u>	()
Second Floor	.....	<u>682</u>	<u>800</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>7-29.0'</u>	<u>7-27.5'</u>	()
Number of stories	2 1/2 max.	<u>2 1/2</u>	<u>2 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>1,580 SF</u>	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	<u>1,720 SF</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>660 SF</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>270 SF</u>		
▪ Tennis Court	Sq. ft.	<u>N/A</u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u>N/A</u>		
▪ Decks w/o free drainage	Sq. ft.	<u>N/A</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>4,230 SF</u>	Calculated %	()
			<u>= 35.0%</u>	

**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)

Dimensions: _____

Height: N/A

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? _____

It will enhance the look of the house and will not be a detriment

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?

Pre-existing non-conforming 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?

Not possible

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good

Proposed addition will enhance the existing home and currently keeping to existing footprint

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance

Correct. The proposed work will not impair the intent of existing zoning.

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. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1.	
2.	
3.	
4.	
5.	

Signature of Applicant: Patricia Travers

Signature of Owner(s): Patricia Travers

Date of Application: 1/29/2020