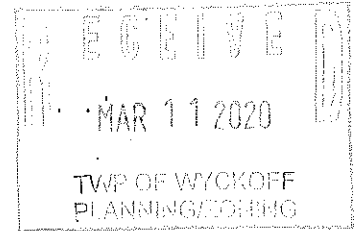


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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 P. Turnamian and Allison R. Turnamian
Address: 630 Mountain Avenue, wyckoff, New Jersey 07481
Telephone: 201-452-4266
Applicant name (if other than owner): _____
Address: 630. Mountain Avenue, Wyckoff, New Jersey 07481
Telephone: _____

B. Property Description:

Location: 630 Mountain Avenue
Zoning district: RA-25 Block: 391 Lot: 29
Existing use of building or premises: single family residential

C. Type of variance requested: Hardship variance and flexible variance to permit

D. The variance requested is for the purpose of: Constructing a first and second floor additio to the existing 2 1/2 story principal residential building requiring variances for an existing lot area of 24,911 aquare feet, an existing front yard building setback of 23.21 feet and a variance for impervious lot coverage of 19.34%

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

F. Is the property sewered or septic? Sewer 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:

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - RA-25 (Corner Lot)

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	<u>24,911</u>	<u>24,911</u>	(X)
Frontage	125 min.	<u>283</u>	<u>283</u>	()
Depth	150 min.	<u>170</u>	<u>170</u>	()
2. SETBACKS				
Principal Building				
Front Yard (#1) (ft.)	40 min.	<u>44.70</u>	<u>40.11</u>	(X)
Front Yard (#2) (ft.)	40 min.	<u>23.21</u>	<u>33.93</u>	(X)
Rear Yard (ft.)	40 min.	<u>78.20</u>	<u>91.42</u>	()
Side Yard (ft.)	20 min.	<u>52.78</u>	<u>31.98</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	<u>N/A</u>	<u>N/A</u>	()
Side Yard (ft.)	15 min.	<u>N/A</u>	<u>N/A</u>	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY.				
3. GROSS BUILDING AREA (GBA) per 186.65**		<u>3413*</u>	<u>5356*</u>	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			()
Garage faces side yard setback increases to	27 min.			()
*includes basement				
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....		
Accessory Structures (sq. ft.)	LIST			
	.....	<u>N/A</u>	<u>N/A</u>	
			
			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>7.82</u>	<u>11.29</u>	()
B. Total Access. Structures (%)	5 max.	<u>0</u>	<u>0</u>	()
C. Total (%) (A & B)	20 max.	<u>7.82</u>	<u>11.29</u>	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.			()
First Floor	.....	<u>1922</u>	<u>1938</u>	
Second Floor	.....	<u>376</u>	<u>2302</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>32</u>	<u>34</u>	()
Number of stories	2 1/2 max.	<u>3</u>	<u>3</u>	(X)
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>2814</u>		<u>Space reserved for calculation</u>
* Driveways (paved or gravel)	Sq. ft.	<u>1335</u>		
* Patios and/or paved areas	Sq. ft.	<u>12</u>	chimney	
* Walkways and brick pavers	Sq. ft.	<u>659</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>4820</u>	Calculated %	
			= 19.34	

**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 _____ 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: _____

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? The proposed plan is aesthetically pleasing and more in conformance with current size and design. The aesthetic benefits in granting the variance for lot coverage out weighs the 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?

The applicant's lot is an undersized 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?

Acquiring land from adjoining owner would render the lands of the adjoining land owner deficient.

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good The variance for lot area is pre-existing as well as one of the variances for front yard building set back and have existed for over 50 years. The *

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The proposed plan is aesthetically pleasing, consistent with many dwellings in the neighborhood and the excess impervious coverage is mitigated by the landscaping and proposed drainage.

*proposed addition is aesthetically pleasing will be well buffered and consistent with the residential character of the neighborhood.

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.


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

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

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.

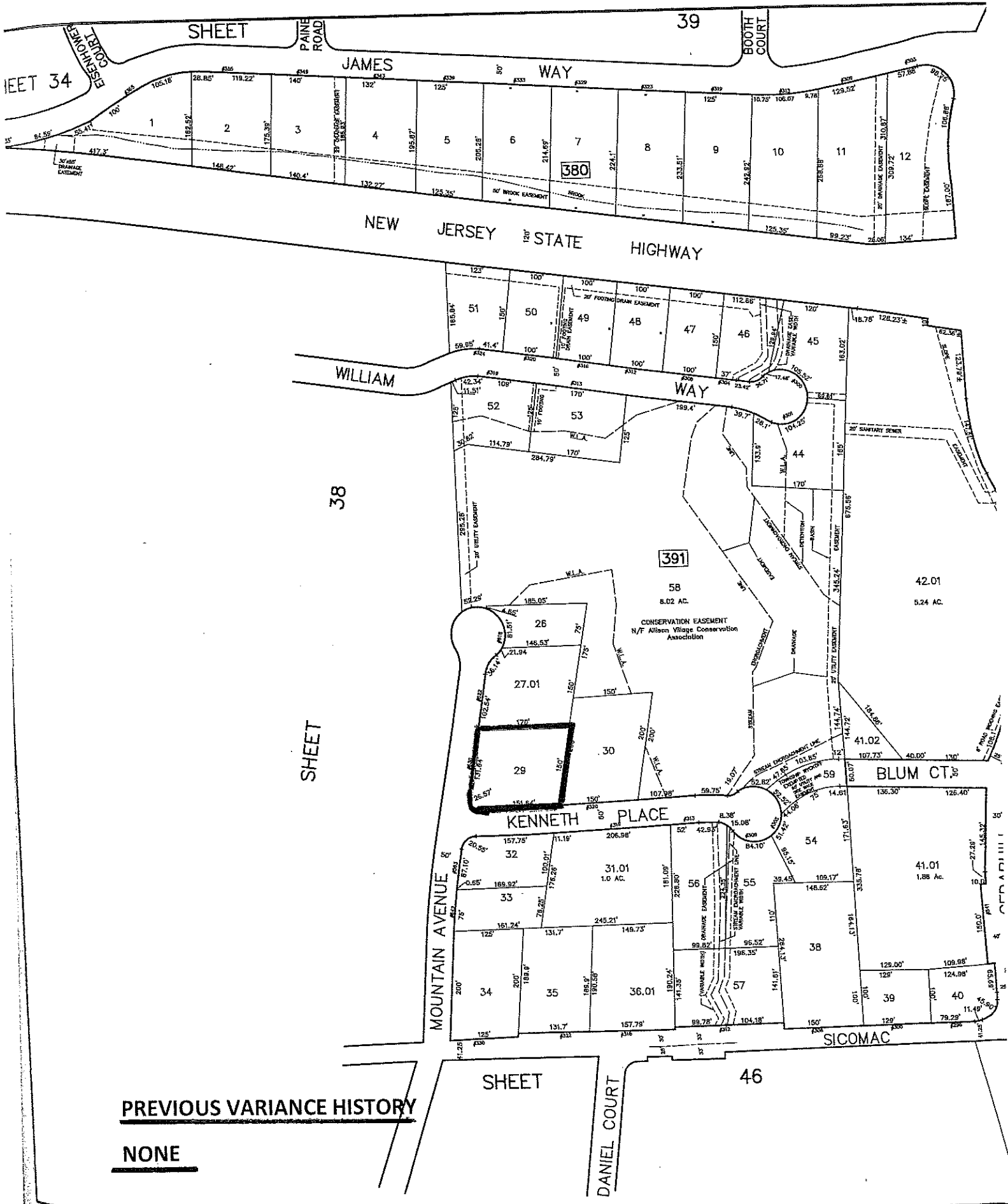
N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. <u>Architectural Plans</u>	<u>14</u>
2. <u>Site Plan</u>	<u>14</u>
3. <u>Landscape Plans</u>	<u>14</u>
4. <u>Photographs</u>	<u>14 (sets)</u>
5. _____	_____

Signature of Applicant: 

Signature of Owner(s): same as applicant

Date of Application: February 4, 2020



PREVIOUS VARIANCE HISTORY

NONE

PROPERTY OWNER PERMISSION FORM

February 3, 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.

630 Mountain Avenue

Address/Premises

Allison R. Turnamian

Print name

Allison Turnamian

Signature