

Township of Wyckoff
Engineering Department

Technical Memorandum

TO: Wyckoff Zoning Board of Adjustment

FROM: Mark A. DiGennaro, P.E., Township Engineer

DATE: March 13, 2020

RE: 630 Mountain Ave
Block 391 Lot 29
RA – 25 Zone

I have reviewed the following documents:

- Plot Plan and Architectural plans by William Brown, Architects last revised January 23, 2020 consisting of 6 sheets.
- Landscape plan prepared by Tapestry Landscape dated 3/10/20.
- Application and photos.

SUMMARY: The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming by way of lot area and front yard setback. The applicant is proposing a renovation and addition to the structure requiring variance relief for front yard setback and three story dwelling. The following is a detailed summary of the project proposal:

- **Lot Size (Area in square feet, sf)**
 1. Existing 24,911 sf
 2. Required 25,000 sf

- **Frontage**
 1. Required 125 ft
 2. Existing 283 ft

- **Depth**
 1. Required 150 ft
 2. Existing 170 ft

- **Principle Front Yard Set Back**
 1. Existing #1 Mt. Ave 44.70 ft Proposed 40.11 ft
 2. Existing #2 Kenneth Pl. 23.21 ft Proposed 33.93 ft
 3. Required 40 ft

- **Principle Building Side Yard Set Back**
 1. Existing 52.78 ft
 2. Proposed 30.02 ft
 3. Required 25 ft

- **Principle Building Rear Yard Set Back**
 1. Existing 78.2 ft
 2. Proposed UNCH
 3. Required 40 ft

- **Lot Coverage (%)**
 1. Existing principal building 7.82 %
 2. Proposed 11.29 %
 3. Maximum permitted 15%

- **Combined Lot Coverage – Max Permitted 20%**
 1. Existing 7.82 %
 2. Proposed 11.29 %

- **Impervious Coverage – Max Permitted 28.5 %**
 Proposed 19.34 % OK

- **Height**
 1. Existing 32 ft 2 story
 2. Proposed 34 ft 3 story
 3. Permitted 35 ft 2.5 story

The property is connected to the sanitary sewer and a stormwater management plan prepared by a licensed NJ Professional Engineer is required to be approved prior to issuance of any building permits.