

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
- (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

frank@plnarc.com

PROPERTY HISTORY:

A. Owner: Marla Tusk
Address: 104 Willow Pond Court, Wyckoff, NJ 07481
Telephone: 973-837-8399
Applicant name (if other than owner): N/A
Address: N/A
Telephone: N/A

B. Property Description:

Location: 104 Willow Pond Court, Wyckoff, NJ 07481
Zoning district: RA-25 Block: 421 Lot: 81
Existing use of building or premises: Residential - Single Family C/Bulk

C. Type of variance requested:

C/Bulk (186: Attachment 1 - Maximum percent of lot coverage by principal building, Maximum percent of impervious coverage and Minimum Side Yard Setback).

D. The variance requested is for the purpose of: The extension of a rear covered terrace.

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:
N/A

104 Willow Pond Ct.

Revised 7/19/2021

Signed By: Daniel D'Agostino,
21AI0188000

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.	25,060 SF	No Change	()
Frontage	125 min.	149.25'	No Change	()
Depth	150 min.	201.78'	No Change	()
2. SETBACKS				
Principal Building				
Front Yard (#1) (ft.)	40 min.	40.00'	No Change	()
Front Yard (#2) (ft.)	40 min.	40.50'	No Change	()
Rear Yard (ft.)	40 min.	65.10'	54.83'	()
Side Yard (ft.)	20 min.	20.80'	22.25'	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.) (Attach a separate sheet if necessary)				
Rear Yard (ft.)	20 min.	N/A	N/A	()
Side Yard (ft.)	15 min.	N/A	N/A	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		>3,700 SF	No Change	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	>3,700 SF	No Change	()
Garage faces side yard setback increases to	27 min.	N/A	N/A	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		4,680 SF	5,009 SF	
Accessory Structures (sq. ft.)	LIST	N/A	N/A	
_____	_____	_____	_____	
_____	_____	_____	_____	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	18.67%	19.99%	(X)
B. Total Access. Structures (%)	5 max.	N/A	N/A	()
C. Total (%) (A & B)	20 max.	18.67%	19.99%	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	>1,200 SF	No Change	()
First Floor	_____	_____	_____	
Second Floor	_____	_____	No Change (Exist.)	
7. BUILDING HEIGHT (ft.)	35 max.	Unknown	14.00' (Prop.)	()
Number of stories	2 ½ max.	2 Stories	No Change	()
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.	5,009 SF	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	4,394 SF		
▪ Patios and/or paved areas	Sq. ft.	N/A	9,747 SF / 25,060 SF =	
▪ Walkways and brick pavers	Sq. ft.	344 SF	.3889 OR 38.9%	
▪ Tennis Court	Sq. ft.	N/A		
▪ Swimming Pool Water Surface	Sq. ft.	N/A		
▪ Decks w/o free drainage	Sq. ft.	N/A		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	9,747 SF	Calculated %	38.9% (X)

**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 N/A
Actual area to be utilized (each floor): N/A

Comments: N/A

Buffer required N/A
Buffer provided N/A
Comments: N/A

2. SIGN: (Also fill out separate Application for Sign Construction Permit)
Dimensions: N/A
Height: N/A
Location: N/A
Lighting: N/A
Setbacks: N/A

3. FENCE:
Height: N/A
Style: N/A
Location: N/A

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 extension will benefit the home owner by giving them a more functional outdoor covered area as compared to what is there now. The proposed extension will create no detriment to any adjacent properties.

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 house, placement of the house, orientation and configuration, combined with the irregularly shaped corner lot are exacerbated by construction, which pre-dates the regulating zoning ordinances, create significant hardships which are impossible to comply with.

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?
The property is land locked by adjacent properties, all of which are not for sale.

4 State how the proposed variance:
a. Will not cause substantial detriment to the public good The proposed extension is very minimal in size, it will not increase any existing building height, nor will it cause any detriment to adjacent properties.
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The existing home already exceeds allowable coverages and setbacks, as purchased. Because of this the applicant cannot comply with zoning requirements, though existing and proposed conditions do not impose any detriment to adjacent properties. Additionally, variance relief is sought for de minimis overages.

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/A

N. Itemize material accompanying application:

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

Signature of Applicant: Manla [Signature]

Signature of Owner(s): Manla [Signature]

Date of Application: 06/11/2021