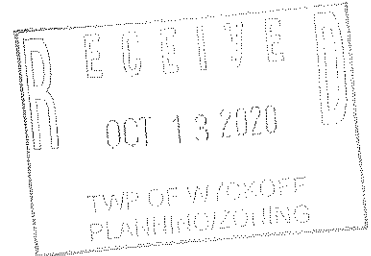


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

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: Richard and Lauren Urban
Address: 239 Cottage Rd, Wyckoff, NJ 07481
Telephone: 201-780-0551
Applicant name (if other than owner): same
Address: same
Telephone: same

B. Property Description:
Location: 239 Cottage Rd.
Zoning district: RA-25 Block: 461 Lot: 13
Existing use of building or premises: residence

C. Type of variance requested: hardship

D. The variance requested is for the purpose of: we have an existing non-conforming lot and are looking to build a new conforming house on this lot.

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

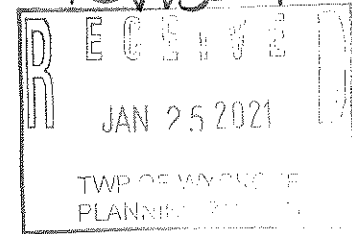
F. Is the property sewered or septic? septic Locate on survey.

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

Revised



ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	25,498	25,498	()
Frontage	125 min.	125 (119.8 width)	125 (119.8 width)	(X)
Depth	150 min.	212.3	212.3	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	39.5	40.3	()
Rear Yard (#2) (ft.)	40 min.	131.6	92.6	()
Side Yard (#1) (ft.)	20 min.	25.1	25.5	()
Side Yard (#2) (ft.)	20 min.		28.2	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	12.2' tennis; 115.9' deck	0	()
Side Yard (ft.)	15 min.	0.5' tennis; 22.4' deck	0	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		2689 SF	5,514 SF	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.		25.5	()
Garage faces side yard setback increases to	27 min.		28.8	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		1,657	3,800	
Accessory Structures (sq. ft.)	LIST			
tennis court		6,422	0	
deck		375	0	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	6.5	14.9	()
B. Total Access. Structures (%)	5 max.	26.7	0	()
C. Total (%) (A & B)	20 max.	33.2	14.9	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.		4,680	()
First Floor		1,657	2,360	
Second Floor		1,657	2,320	
7. BUILDING HEIGHT (ft.)	35 max.	< 35	32.6	()
Number of stories	2 1/2 max.	2	2	()
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.	3,800	<u>Space reserved for calculation</u>	
* Driveways (paved or gravel)	Sq. ft.	1,516		
* Patios and/or paved areas	Sq. ft.	800		
* Walkways and brick pavers	Sq. ft.			
* Tennis Court	Sq. ft.			
* Swimming Pool Water Surface	Sq. ft.			
* Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	6,116	Calculated %	()
			= 24.0	

**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 *n/a*

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? *Our new house will be an improvement to the street and neighborhood and is conforming to all set backs.*

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?

Our lot tapers slightly and the back width is 9' shorter than the required 125'.

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?

n/a

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good *the house we are hoping to build is fully compliant. Our existing lot has a slight taper and the back width is a little short.*

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance *the new construction will adhere to all setbacks*

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M. n/a

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.

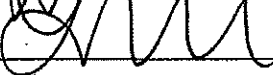
3. List any "special reasons" related to the request.

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.	photo sheet	1 page
2.		
3.		
4.		
5.		

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 10/12/2020

