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FEB 25 2022

PLANNING/ZONING

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

EMAIL ADDRESS OF PERSON
WHO COMPLETED APPLICATION

PROPERTY HISTORY:

A. Owner: Lynn Varisano Wallman
 Address: 53 Cully Lane, Wyckoff, New Jersey 07481
 Telephone: 973-219-5715
 Applicant name (if other than owner): _____
 Address: _____
 Telephone: _____

B. Property Description:
 Location: 53 Cully Lane
 Zoning district: RA-25 Block: 212 Lot: 4
 Existing use of building or premises: single family residential

C. Type of variance requested: Hardship Variance NJSA 40:55-70C (1) and Flexible Variance NJSA 40:55-70C (2)

D. The variance requested is for the purpose of: Construction of a second story addition and front vestibule addition resulting in an existing side yard building setback of 15.55 feet, a new side yard building setback of 17.47 feet and a front yard setback of 39.36 feet

E. Does the attached survey reflect the property as it presently exists? Yes X 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 X
 If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes _____ No X
 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

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	<u>25000</u>	<u>25000</u>	()
	Frontage	125 min.	<u>125</u>	<u>125</u>	()
	Depth	150 min.	<u>150</u>	<u>150</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>40.83</u>	<u>39.36</u>	(X)
	Rear Yard (#2) (ft.)	40 min.	<u>113.9</u>	<u>113.9</u>	()
	Side Yard (#1) (ft.)	20 min.	<u>15.55</u>	<u>17.47</u>	(X)
	Side Yard (#2) (ft.)	20 min.	<u>28.0</u>	<u>28.0</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	<u>113.9</u>	<u>113.9</u>	()
	Side Yard (ft.)	15 min.	<u>20.4</u>	<u>20.4</u>	()
	<i>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</i>				
3.	GROSS BUILDING AREA (GBA) per 186.65**		<u>4278 sf</u>	<u>5055 sf</u>	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	<u>15.55</u>	<u>17.47</u>	(X)
	Garage faces side yard setback increases to	27 min.			()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	<u>3572</u>	<u>3680</u>	
	Accessory Structures (sq. ft.)	LIST	<u>1314</u>	<u>1214</u>	
			
			
			
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>14.29%</u>	<u>14.72%</u>	()
	B. Total Access. Structures (%)	5 max.	<u>5.26%</u>	<u>4.86%</u>	()
	C. Total (%) (A & B)	20 max.	<u>19.55%</u>	<u>19.58%</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.			
	First Floor	<u>2326</u>	<u>2350</u>	()
	Second Floor	<u>1424</u>	<u>2177</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>30.24</u>	<u>30.24</u>	()
	Number of stories	2 ½ max.	<u>2</u>	<u>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>6657</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>1375</u>		
	▪ Patios and/or paved areas	Sq. ft.	<u>194</u>		
	▪ Walkways and brick pavers	Sq. ft.	<u>330</u>		
	▪ Tennis Court	Sq. ft.	<u>0</u>		
	▪ Swimming Pool Water Surface	Sq. ft.	<u>0</u>		
	▪ Decks w/o free drainage	Sq. ft.	<u>1214</u>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6834</u>	Calculated % <u>= 27.34</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 _____ 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 property will be aesthetically pleasing and be more compatible with the existing homes in the neighborhood. The deficiency in front yard building setback is diminimis in nature and the deficiency in side yard setback is existing.

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 deficiency in sideyard building setback is an existing condition and will not negatively impact the surrounging properties.

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 acquisition of additional property to the south would creat a non-conforming in the property to the south

4 State how the proposed variance:
a. Will not cause substantial detriment to the public good The sideyard not conforming is existing. The front yard building setback is diminimis in nature.

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

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. Site Plan	14
2. Architectural Plans	14
3.	
4.	
5.	

Signature of Applicant: Lynn Casano Wallman

Signature of Owner(s): Lynn Casano Wallman

Date of Application: 2/1/22