

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

RECEIVED

MAR 04 2022

PLANNING/ZONING

PROPERTY HISTORY:

A. Owner: Jennifer S. Vernieri
Address: 30 Godwin Drive, Wyckoff, NJ 07481
Telephone: 201-788-9032
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:

Location: 30 Godwin Drive
Zoning district: R-15 Block: 261 Lot: 19
Existing use of building or premises: Residential Dwelling

C. Type of variance requested: Side yard setback left to permit a setback of 13.9 feet where 15 feet is required. This is an existing condition.

D. The variance requested is for the purpose of: Applicant proposes an addition to the dwelling, however, the variance requested is an existing condition

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:
No

ALL APPLICANTS COMPLETE SECTION J

2021.7.14.22

PETER COOPER

ZONING DISTRICT - R-15

30 Godwin Dr.

Revised 4/14/2022

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
LOT SIZE (sq. ft.)	15,000 min.	12,071.7	NC	(X)
Frontage	100 min.	110	NC	()
Depth	125 min.	131	NC	()
SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	42.18	40.1	()
Rear Yard (ft.)	30 min.	54.6	NC	()
Side Yard (#1) (ft.)	15 min.	13.9	NC	(X)
Side Yard (#2) (ft.)	15 min.	19.7	NC	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.) (Attach a separate sheet if necessary)				
Rear Yard (ft.)	10 min.	6.1	6.1/NC	()
Side Yard (ft.)	10 min.	6.8	6.8/NC	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
GROSS BUILDING AREA (GBA) per 186.65**				
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	2590	3065	()
Garage faces side yard setback increases to	27 min.			()
BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		1584	1811	
Accessory Structures (sq. ft.)	LIST	40	40	
LOT COVERAGE				
A. Principal Building (%)	15 max.	12.5%	19.3%	()
B. Total Access. Structures (%)	5 max.	3	3	()
C. Total (%) (A & B)	20 max.	12.8	19.6%	()
DWELLING AREA (Total sq. ft.)				
First Floor / LOW LEVEL	1,100 min.	2033	2538	()
Second Floor / MID LEVEL		1027	1174	
		1006	1364	
BUILDING HEIGHT (ft.)				
Number of stories	35 max. 2 1/2 max.	25.5 2	29.5 2	() ()

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.

	Sq. ft.	
Structures/Buildings	1811	<u>Space reserved for calculation</u>
Driveways (paved or gravel)	714	
Patios and/or paved areas	199	
Walkways and brick pavers	510	
Tennis Court		
Swimming Pool Water Surface		
Decks w/o free drainage		
TOTAL IMPERVIOUS COVERAGE:	<u>3234</u>	Calculated % = <u>26.5</u>

GROSS BUILDING AREA - is defined as the gross building floor area of the buildings on the property. The gross building area all include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall 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? The requested
Variance will not result in any detriment as it is an existing
condition

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 condition for which the variance is requested currently exists.

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 adjacent property is not available for sale

4 State how the proposed variance:

a. Will not cause substantial detriment to the public good The proposed variance is
a pre-existing condition

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

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. Plans prepared by Peter B. Cooper dated 3/11/21	14
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Signature of Applicant:

Justin S. Verain

Signature of Owner(s):

Justin S. Verain

Date of Application:

5-6-21