

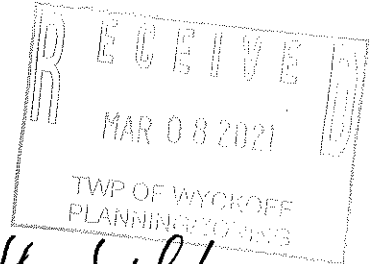
REVISED

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

per completeness rev.

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: Stephen Borelli and Samantha Walsh  
 Address: 101 Colona St Wyckoff NJ 07481  
 Telephone: 551-206-3253  
 Applicant name (if other than owner): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

B. Property Description:

Location: 101 Colona Street  
 Zoning district: R-15 Block: 268 Lot: 11 (aka 24)  
 Existing use of building or premises: Residential one family  
single

C. Type of variance requested: Hardship 40:55-70c-1

D. The variance requested is for the purpose of: Expansion of preexisting  
single family home

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

F. Is the property sewer or septic? sewer 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

K. OTHER REQUIREMENTS

1. PARKING: Spaces required N/A 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: N/A

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?

Expansion of small pre-existing home to modern style and family home that does conform to other expanded homes.

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?

Small lot does not conform to required minimum lot size for single family homes

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?

Isolated undersize preexisting lot.

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good Provides adequate modern single family home in residential neighborhood

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance Zoning requires larger lots for single family homes.

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – R-15**

**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	15,000 min.	7,150	7,150	( X )
Frontage	100 min.	71.50	71.50	( X )
Depth	125 min.	100.00	100.00	( X )
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	30.3'	21'-3"	( X )
Rear Yard (ft.)	30 min.	45'-4"	30'-1"	( )
Side Yard (#1) (ft.)	15 min.	4.7'	4.7'	( X )
Side Yard (#2) (ft.)	15 min.	24.5'	15'	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	10 min.	SEE ATTACHED SHEET		( )
Side Yard (ft.)	10 min.			( )
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**				( )
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	953 sq. ft.	1,668 sf + 1,636 sf=3304 sf	( X )
Garage faces side yard setback increases to	27 min.			( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	953 sq. ft.	2,134 sq. ft.	
Accessory Structures (sq. ft.)	LIST			
SHED	.....	80 sq. ft.	REMOVED	
OPEN WOOD DECK	.....	0 sq. ft.	162 sq. ft.	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	13.33 %	29.85 %	( X )
B. Total Access. Structures (%)	5 max.	1.12 %	2.32 %	( )
C. Total (%) (A & B)	20 max.	14.45 %	32.17 %	( X )
6. DWELLING AREA (Total sq. ft.)	1,100 min.			( )
First Floor	.....	953 sq. ft.	1,333 sq. ft.	
Second Floor	.....	-	1,636 sq. ft.	
7. BUILDING HEIGHT (ft.)	35 max.	16'-10 1/2"	34'-10"	( )
Number of stories	2 1/2 max.			( )
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.	2,134	<u>Space reserved for calculation</u>	
▫ Driveways (paved or gravel)	Sq. ft.	486		
▫ Patios and/or paved areas	Sq. ft.	0		
▫ Walkways and brick pavers	Sq. ft.	265		
▫ Tennis Court	Sq. ft.	0		
▫ Swimming Pool Water Surface	Sq. ft.	0		
▫ Decks w/o free drainage	Sq. ft.	162		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	3,047	Calculated % = 42.62%	( )

\*\*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

ALL APPLICANTS COMPLETE SECTION J

SHEET 2

J. ZONING DISTRICT – R-15

*ACCESSORY STRUCTURES(S) (DECK, GARAGE, SHED, POOL, ETC.)	<u>ZONING</u> <u>REQUIREMENT</u>	<u>ACCESSORY</u> <u>BLDG.</u>	<u>PRESENT</u> <u>LAYOUT</u>	<u>PROPOSED</u> <u>LAYOUT</u>	(*SEE NOTE)
REAR YARD	10 MIN	EXIST. SHED	4.4'	0' SHED TO BE REMOVED	( )
SIDE YARD	10 MIN	EXIST. SHED	6.4'	0' SHED TO BE REMOVED	( )
REAR YARD	10 MIN	OPEN WOOD DECK	0'	30'-1"	( )
SIDE YARD (#1)	10 MIN	OPEN WOOD DECK	0'	25'-11 1/2"	( )
SIDE YARD (#2)	10 MIN	OPEN WOOD DECK	0'	29'-4 1/2"	( )

**\*\*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**

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.

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. <u>Ortiz Architect Site Plan with Arch. drawings Rev 2-15-21 A1-A6</u>	
2. <u>Ortiz Architect Landscape Plan 2-15-21 L-100.00</u>	
3. <u>Paul Gdanski P.E. Stormwater Mang. Plan 1-6-21 1 page</u>	
4. <u>Deed Dated 10/4/17</u>	
5. <u>Survey Dated 9/29/17</u>	

Signature of Applicant:



FREDERICK ROUGHGARDEN, ESQ.

Signature of Owner(s):

Attorney for applicant

ATTORNEY AT LAW  
STATE OF NEW JERSEY

Date of Application:

Rev 3/1/21