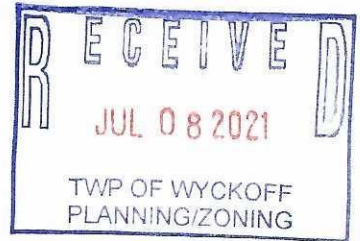


TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY



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  
tonyg@hccig.net

PROPERTY HISTORY:

A. Owner: Brian Wilson bwilson@mpsdk8.org  
Address: 382 Lehigh Street  
Telephone: 201-741-6295  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 382 Lehigh Street  
Zoning district: R-15 Block: 482 Lot: 1.01  
Existing use of building or premises: Single family

C. Type of variance requested: C-2

D. The variance requested is for the purpose of: To permit A/C condenser in front yard of corner 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? 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:  
\_\_\_\_\_  
\_\_\_\_\_

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – R-15 (Corner Lot)**

		<b>DIMENSIONS</b>			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	<b>LOT SIZE (sq. ft.)</b>	15,000 min.	14,658	14,658	
	Frontage	100 min.	47.5	47.5	(X) ENC
	Depth	125 min.	203.63	203.63	(X) ENC
2.	<b>SETBACKS</b>				( )
	Principal Building				
	Front Yard (#1) (ft.)	40 min.	20.3	20.3	(X) ENC
	Front Yard (#2) (ft.)	40 min.	11.3	<del>11.3</del> 7.1 <i>af</i>	(X) ENC
	Rear Yard (ft.)	30 min.	148	148	( )
	Side Yard (ft.)	15 min.	9.9	9.9	(X) ENC
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	10 min.	82.6 shed, 94.9 garage	82.6 shed, 94.9 garage	( )
	Side Yard (ft.)	10 min.	5.9 shed, 3.2 garage	5.9 shed, 3.2 garage	(X) ENC
	<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>				
3.	<b>GROSS BUILDING AREA (GBA) per 186.65**</b>		1,500	1,500	( )
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.			( )
	Garage faces side yard setback increases to	27 min.			( )
4.	<b>BUILDING AREAS (footprint)</b>				
	Principal Building (sq. ft.)	.....	1,051	1,051	
	Accessory Structures (sq. ft.)	LIST			
		.....	192	192	
		.....	118	118	
		.....	N/A	9	
5.	<b>LOT COVERAGE</b>				
	A. Principal Building (%)	15 max.	7.2% (1,051)	7.2% (1,051)	( )
	B. Total Access. Structures (%)	5 max.	2.1% (310)	2.1% (310)	( )
	C. Total (%) (A & B)	20 max.	9.3% (1,361)	9.4% (1,370)	( )
6.	<b>DWELLING AREA (Total sq. ft.)</b>	1,100 min.	1,500	1,500	( )
	First Floor	.....	1,051	1,051	
	Second Floor	.....	449	449	
7.	<b>BUILDING HEIGHT (ft.)</b>	35 max.	<35	<35	( )
	Number of stories	2 ½ max.	1 1/2	1 1/2	( )
8.	<b>IMPERVIOUS COVERAGE (Calculation)</b>				
	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.	1,370	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	954		
	▪ Patios and/or paved areas	Sq. ft.	136		
	▪ Walkways and brick pavers	Sq. ft.	76		
	▪ Tennis Court	Sq. ft.			
	▪ Swimming Pool Water Surface	Sq. ft.			
	▪ Decks w/o free drainage	Sq. ft.			
	<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	2,536	Calculated %	( )
				= 17.3	

\*\*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? Installation of new A/C system is a modernization of the subject property. The new A/C condenser is adequately screened.
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?  
Corner lot is considered to have two front yards.
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?  
Not applicable.
4. State how the proposed variance:  
a. Will not cause substantial detriment to the public good New A/C condenser is adequately screened and is located in similar fashion to other properties in Township.  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance An accessory structure is permitted in R15 Zone and condensre occupies less than 0.1% of lot area.

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. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Signature of Applicant: RC

Signature of Owner(s): RC

Date of Application: 6/30/21