

**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
- (X) 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: Ellie Homes, LLC

Address: 73 Chadwick Place Glen Rock, NJ 07452

Telephone: 914-907-1637

Applicant name (if other than owner): _____

Address: _____

Telephone: _____

B. Property Description:

Location: 349 Voorhis ave

Zoning district: R-25

Block: 316

Lot: 4

Existing use of building or premises: Single Family Home

C. Type of variance requested: Flexible Variance

D. The variance requested is for the purpose of: Front yard setback, side yard setback, and building coverage

Current front yard is non-conforming due to change in front setback from 30 to 40.

Addition of 2nd floor, small expansion off kitchen area, and front porch.

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? Septic 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.	12,032	NO CHANGE	(X)
Frontage	125 min.	100	NO CHANGE	(X)
Depth	150 min.	120.33	NO CHANGE	(X)
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	28.37	NO CHANGE	(X)
Rear Yard (#2) (ft.)	40 min.	49.15	NO CHANGE	()
Side Yard (#1) (ft.)	20 min.	31.65 (LEFT)	NO CHANGE	()
Side Yard (#2) (ft.)	20 min.	4.53 (RIGHT)	NO CHANGE	(X)
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	N/A	NO CHANGE	()
Side Yard (ft.)	15 min.	N/A	NO CHANGE	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		1,545	3,305	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	N/A	N/A	()
Garage faces side yard setback increases to	27 min.	N/A	N/A	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	1,545	1,793	
Accessory Structures (sq. ft.)	LIST			
N/A	.....		
			
			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	14.0	17.0	(X)
B. Total Access. Structures (%)	5 max.	N/A	N/A	()
C. Total (%) (A & B)	20 max.	14.0	17.0	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1,328	3,088	()
First Floor	.....	1,328	1,575	
Second Floor	.....	N/A	1,513	
7. BUILDING HEIGHT (ft.)	35 max.	16.0	32.0	()
Number of stories	2 ½ max.	1	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.	2,050	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	727		
▪ Patios and/or paved areas	Sq. ft.	360		
▪ Walkways and brick pavers	Sq. ft.	56		
▪ Tennis Court	Sq. ft.	N/A		
▪ Swimming Pool Water Surface	Sq. ft.	N/A		
▪ Decks w/o free drainage	Sq. ft.	N/A		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	3,193	Calculated %	()
			=26.5%	

MAX IMPERVIOUS COV. =
45 / (12,032) = 41.02

**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 current home is an old style ranch which is out of place with all surrounding homes. The proposed will increase the aesthetics of the neighborhood and support the direction of home improvements throughout the rest of the block.

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 home was not well maintained throughout the years allowing it to fall behind the surrounding homes in improvements and charm.

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 variance will allow us to construct a tasteful and charming home for the neighborhood. It permits this property to join the other homeowners in a well maintained and visually appealing residence.
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The current home was built with previous frontyard setbacks. The new frontyard setbacks require a variance in order to improve anything on the current structure. The additions are extremely modest and conforming with other homes up and down the street.

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: Anthony Caiafa Ellie Homes LLC

Signature of Owner(s): Anthony Caiafa Ellie Homes LLC

Date of Application: 8/3/2020