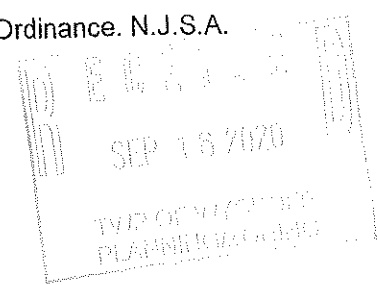


**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

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



PROPERTY HISTORY:

A. Owner: Mitchell, Michael and Lindsay
Address: 71 Harding Road Wyckoff, NJ
Telephone: 201-669-8025
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:

Location: 71 Harding Road
Zoning district: R-15 Block: 263 Lot: 55
Existing use of building or premises: Residential dwelling

C. Type of variance requested: Bulk variance for side yard and front yard setback

D. The variance requested is for the purpose of: Addition to existing dwelling unit

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

F. Is the property sewerred 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

J. ZONING DISTRICT – R-15

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	15,000 min.	11,745 SF	11,745 SF	(X)
	Frontage	100 min.	81'	81'	(X)
	Depth	125 min.	145'	145'	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	40.34'	35.75'	(X)
	Rear Yard (ft.)	30 min.	75'	75'	()
	Side Yard (#1) (ft.)	15 min.	11.00'	11.00'	(X)
	Side Yard (#2) (ft.)	15 min.	6.22'	6.22'	(X)
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)				
	Rear Yard (ft.)	10 min.	6.36'	6.36'	(X)
	Side Yard (ft.)	10 min.	3.36'	3.36'	(X)
	(Attach a separate sheet if necessary)				
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		1,618 SF	2,518 SF	()
	Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	N/A	N/A	()
	Garage faces side yard setback increases to	27 min.	N/A	N/A	()
4.	BUILDING AREAS (footprint)		1,522 SF	1,522 SF	
	Principal Building (sq. ft.)	.....	.....	.....
	Accessory Structures (sq. ft.)	LIST			
	SHED	.....	96 SF	96 SF	
	
	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	12.9%	12.9%	()
	B. Total Access. Structures (%)	5 max.	0.8%	0.8%	()
	C. Total (%) (A & B)	20 max.	13.7%	13.7%	()
6.	DWELLING AREA (Total sq. ft.)	1,100 min.	1,522 SF	2,422 SF	()
	First Floor	.....	1,522 SF	1,522 SF	
	Second Floor	.....	0 SF	900 SF	
7.	BUILDING HEIGHT (ft.)	35 max.	20'-3"	20'-3"	()
	Number of stories	2 ½ max.	1-1/2 STORIES	2 STORIES	()
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.	1,618 SF	Space reserved for calculation	
	▪ Driveways (paved or gravel)	Sq. ft.	800 SF	Max. Impervious Coverage Calculation	
	▪ Patios and/or paved areas	Sq. ft.	211 SF	Lot Area = 11,745 SF	
	▪ Walkways and brick pavers	Sq. ft.	166 SF	Square Root of 11,745 = 108.37	
	▪ Tennis Court	Sq. ft.	0 SF	45/108.37 = 41.5%	
	▪ Swimming Pool Water Surface	Sq. ft.	0 SF	2795 SF/11,745 SF = 23.8%	
	▪ Decks w/o free drainage	Sq. ft.	0 SF		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	2,795 SF	Calculated %	()
				= 23.8%	

****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 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: N/A

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? This is a very modest addition which is needed for a growing family. It will have very minimal impact on the adjacent properties and will look aesthetically pleasing.

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 exists with nonconforming side yard setbacks, frontage and lot area. This is similar to most other homes in this neighborhood.

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?

There is no available land to acquire

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good as it is a very modest addition with minimal impact on the neighbors.

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

We are not enlarging the footprint of the home. The nonconforming side yard setback is pre-existing. We are not further exacerbating the nonconformity

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. Application	2
2. Architectural Plans prepared by Patrick LaCorte AIA - Date 8/21/20	2
3. Survey prepared by GB Engineering, LLC Date 6/17/15	2
4.	
5.	

Signature of Applicant: Gwendolyn Mitchell

Signature of Owner(s): same

Date of Application: 9/13/20