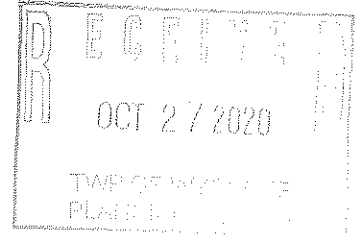


TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

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:

*Reijo & Maria Makela*

A. Owner: \_\_\_\_\_  
Address: 191 Henry Place  
Telephone: 201-519-7317  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:

Location: \_\_\_\_\_  
Zoning district: R25 Block: 395 Lot: 16  
Existing use of building or premises: single family house

C. Type of variance requested: Hardship variance

D. The variance requested is for the purpose of: Placing air conditioning condensing units to the side of the house.

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

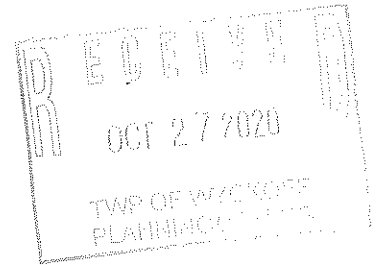
F. Is the property sewered or septic? septic Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?  
Yes \_\_\_\_\_ No   
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

**ALL APPLICANTS COMPLETE SECTION J**



**J. ZONING DISTRICT – RA-25**

|    |   | <b>DIMENSIONS</b>  |  |                                       |            |
|----|---|--------------------|--|---------------------------------------|------------|
|    |   | Zoning Requirement | Present Layout                         | Proposed Layout                       | **See Note |
| 1. | <b>LOT SIZE (sq. ft.)</b>   | 25,000 min.        | <u>11,150</u>                          | <u>11,150</u>                         | ()         |
|    | Frontage  | 125 min.           | <u>50</u>                              | <u>50</u>                             | (X)        |
|    | Depth   | 150 min.           | <u>223</u>                             | <u>223</u>                            | ()         |
| 2. | <b>SETBACKS</b>   |                    |  |                                       |            |
|    | <b>Principal Building</b>   |                    |  |                                       |            |
|    | Front Yard (ft.)  | 40 min.            | <u>60</u>                              | <u>60</u>                             | ()         |
|    | Rear Yard (#2) (ft.)  | 40 min.            | <u>121</u>                             | <u>121</u>                            | ()         |
|    | Side Yard (#1) (ft.) <i>left</i>  | 20 min.            | <u>12</u>                              | <u>8</u>                              | (X)        |
|    | Side Yard (#2) (ft.) <i>right</i>   | 20 min.            | <u>12</u>                              | <u>12</u>                             | (X)        |
|    | * Accessory Structure(s) (deck, garage, shed, pool, etc.)   |                    | (Attach a separate sheet if necessary) |                                       |            |
|    | Rear Yard (ft.)   | 20 min.            | <u>100</u>                             | <u>100</u>                            | ()         |
|    | Side Yard (ft.)   | 15 min.            | <u>15</u>                              | <u>15</u>                             | ()         |
|    | <b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>   |                    |  |                                       |            |
| 3. | <b>GROSS BUILDING AREA (GBA) per 186.65**</b>   |                    | <u>2268</u>                            | <u>2268</u>                           | ()         |
|    | Over 3,700 (sq. ft.) Side yard setbacks increase  | 25 min.            |  |                                       | ()         |
|    | Garage faces side yard setback increases to   | 27 min.            |  |                                       | ()         |
| 4. | <b>BUILDING AREAS (footprint)</b>   |                    |  |                                       |            |
|    | Principal Building (sq. ft.)  | .....              | <u>1094</u>                            | <u>1094</u>                           |            |
|    | Accessory Structures (sq. ft.)  | LIST               |  |                                       |            |
|    | <u>Shed</u>   | .....              | <u>80</u>                              | <u>80</u>                             |            |
|    | <u>Deck</u>   | .....              | <u>360</u>                             | <u>360</u>                            |            |
| 5. | <b>LOT COVERAGE</b>   |                    |  |                                       |            |
|    | A. Principal Building (%)   | 15 max.            | <u>9.8</u>                             | <u>9.8</u>                            | ()         |
|    | B. Total Access. Structures (%)   | 5 max.             | <u>3.9</u>                             | <u>3.9</u>                            | ()         |
|    | C. Total (%) (A & B)  | 20 max.            | <u>13.7</u>                            | <u>13.7</u>                           | ()         |
| 6. | <b>DWELLING AREA (Total sq. ft.)</b>  | 1,200 min.         | <u>1900</u>                            | <u>1900</u>                           | ()         |
|    | First Floor   | .....              | <u>860</u>                             | <u>860</u>                            |            |
|    | Second Floor  | .....              | <u>1040</u>                            | <u>1040</u>                           |            |
| 7. | <b>BUILDING HEIGHT (ft.)</b>  | 35 max.            | <u>22</u>                              | <u>22</u>                             | ()         |
|    | Number of stories   | 2 ½ max.           | <u>2</u>                               | <u>2</u>                              | ()         |
| 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.            | <u>2268</u>                            | <u>Space reserved for calculation</u> |            |
|    | ▪ Driveways (paved or gravel)   | Sq. ft.            | <u>1155</u>                            |                                       |            |
|    | ▪ Patios and/or paved areas   | Sq. ft.            | <u>329</u>                             |                                       |            |
|    | ▪ Walkways and brick pavers   | Sq. ft.            |  |                                       |            |
|    | ▪ Tennis Court  | Sq. ft.            |  |                                       |            |
|    | ▪ Swimming Pool Water Surface   | Sq. ft.            |  |                                       |            |
|    | ▪ Decks w/o free drainage   | Sq. ft.            |  |                                       |            |
|    | <b>TOTAL IMPERVIOUS COVERAGE:</b>   | Sq. ft.            | <u>3752</u>                            | <b>Calculated %</b>                   | ()         |
|    |   |                    |  | <b>= 33.65</b>                        |            |

\*\*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? Adding central A/C brings the house to modern standards and maintains its value. The condensing units would face the neighbors garage, so any detriment is negligible.

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 lot size in a RA-2S zone is 50 x 223 feet

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?  
None, as it is not practical.

4. State how the proposed variance:  
a. Will not cause substantial detriment to the public good because it is for placing condensing units to the side of the house, so there is no detriment to public good.  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance because it is just for placing condensing units to the side of the house and it does not in any way impair the intent and purpose of the zoning plan and ordinance.

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. Survey / Drawing                        | 1                       |
| 2. Photos                                  | 7                       |
| 3. Property Owner Permission               | 1                       |
| 4. Request for Property Owners within 200' |                         |
| 5.   |                         |

Signature of Applicant: [Signature]

Signature of Owner(s): [Signature]

Date of Application: 10/26/2020

