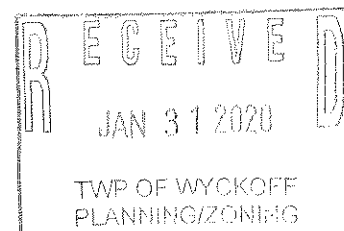


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



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: 726 Wyckoff North LLC, A New Jersey Limited Liability Company
Address: 31B Graham Avenue, North Haledon, New Jersey 07508
Telephone: 201 - 697-3217
Applicant name (if other than owner): Steven Lonegan and Lorraine Lonegan
Address: 158 Krone Place, Hackensack, New Jersey 07601
Telephone: 201-881-6682

B. Property Description:

Location: 726 Wyckoff Avenue
Zoning district: RA-25 Block: 216 Lot: 10.01
Existing use of building or premises: Single-Family residential

C. Type of variance requested: Hardship / Flexible variance for existing rear yard building setback. 25.6 existing and proposed, 40 feet required

D. The variance requested is for the purpose of: an existing rear yard building setback of 25.6 feet to allow the existing single-family principal building to remain

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? YES Locate on survey.

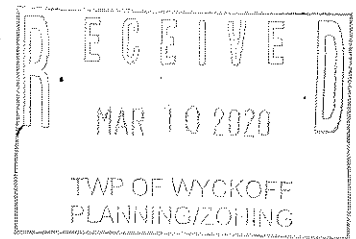
G. Is this request connected with the simultaneous approval of another application before a Township board?
Yes _____ No X
If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes X No _____
If yes, state the date and disposition: A minor subdivision was granted in 2019 by the Planning Board of the Township of Wyckoff creating this lot and a vacant adjacent lot

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

Revised



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.	26,103	26,103	()
Frontage	125 min.	262.84	262.84	()
Depth	160 min.	175.00	175.00	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	61.5	61.5	()
Rear Yard (#2) (ft.)	40 min.	25.6	25.6	()
Side Yard (#1) (ft.)	20 min.	33.2	31.8	()
Side Yard (#2) (ft.)	20 min.	N/A	N/A	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.) (Attach a separate sheet if necessary)				
Rear Yard (ft.)	20 min.	N/A	20.5	()
Side Yard (ft.)	15 min.	N/A	89.0	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**			approx. 2500 sq.ft.	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			()
Garage faces side yard setback increases to	27 min.			()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	1971	2124	
Accessory Structures (sq. ft.)	LIST			
garage	.....	-0-	576	
.....			
.....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	7.6%	8.1%	()
B. Total Access. Structures (%)	6 max.	-0-	2.2%	()
C. Total (%) (A & B)	20 max.	7.6%	10.3%	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1883	2036	()
First Floor	.....	1883	2036	
Second Floor	.....		
7. BUILDING HEIGHT (ft.)	35 max.	21	21	()
Number of stories	2 1/2 max.	1 1/2	1 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.	2700	Space reserved for calculation	
Driveways (paved or gravel)	Sq. ft.	2058		
Patios and/or paved areas	Sq. ft.	240		
Walkways and brick pavers	Sq. ft.	142		
Tennis Court	Sq. ft.			
Swimming Pool Water Surface	Sq. ft.			
Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	5140	Calculated %	()
			=19.7	

**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? There will be less disturbance if the existing structure were to remain versus the demolition of the same with the construction of a new larger principal dwelling with greater lot coverage

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?

There is an existing single family residential building located on the premises. The deficiency for rear yard building setback is an existing non-conformity

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?

In the event the Owner to the rear would agree to sell a parcel to the applicant to make the applicant's rear yard building setback conformity. The rear property Owner's lot line would be irregular and not consistent with good planning

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good As the non-conformity is existing and there are no dwelling

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance As the non-conformity is an existing condition and the dwelling is compatible with the lot

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. <u>Garage plan/site plan prepared by Weissman Engineering Co,</u>	<u>16</u>
2. <u>Architectural Plans prepared by William G. Brown, Architect</u>	<u>16</u>
3. <u>Landscaping Plans</u>	<u>16</u>
4. <u>Photographs</u>	<u>16</u>
5. _____	_____

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: 1/10/2020