# TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

Revised

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
(X) 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
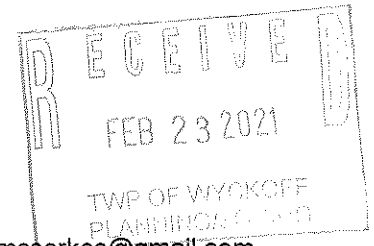
Applicant's email __mcserkes@gmail.com__

PROPERTY HISTORY:

A. Owner: __Matthew C. Serkes & Nicole R. Serkes__
Address: __110 Ravine Ave. Wyckoff, NJ 07481__
Telephone: __516-232-7816__
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: __110 Ravine Ave. Wyckoff, NJ 07481__
Zoning district: __RA -25__   Block: __483__   Lot: __44__
Existing use of building or premises: __Family Dwelling__

C. Type of variance requested: __Variance 1 : Side-yard Encroachment__

D. The variance requested is for the purpose of: __Expanding existing family dwelling__

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? __Sewered__ 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.	33,494.55	33,494.55	( )
Frontage	125 min.	150.54 Avg.	150.54 Avg.	( )
Depth	150 min.	229.0 Avg.	229.0 Avg.	( )
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	52.85'	46.1'	( )
Rear Yard (#2) (ft.)	40 min.	92.6'	76.4'	( )
Side Yard (#1) (ft.)	20 min.	16.86'	16.86'	(✗)
Side Yard (#2) (ft.)	20 min.	93'	93'	( )

* Accessory Structure(s) (deck, garage, shed, pool, etc.)   (Attach a separate sheet if necessary)

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
Rear Yard (ft.)	20 min.	19.1' Garage	19.1' Garage	(✗)
Side Yard (ft.)	15 min.	40.9' Garage	40.9' Garage	( )

ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
3. GROSS BUILDING AREA (GBA) per 186.65**		~~1,993.0~~ 2,432.42	4,188.53	( )
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	16.86'	16.86'	(✗)
Garage faces side yard setback increases to	27 min.	40.9'	40.9'	( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	....	1,032.42	1,842.13	
Accessory Structures (sq. ft.)	LIST			
Garage (Existing)	....	950	950	
Deck (New)	....	327	390.02	
	....			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	3%	5.4%	( )
B. Total Access. Structures (%)	5 max.	3.7%	4.1%	( )
C. Total (%) (A & B)	20 max.	6.7%	9.5%	( )
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1,482.42	3,238.44	( )
First Floor	....	1,032.42	1,842.13	
Second Floor	....	450	1,396.14	
7. BUILDING HEIGHT (ft.)	35 max.	18' +/-	32'- 4"	( )
Number of stories	2 ½ max.	1 1/2	2 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.	3,182.15	**Space reserved for calculation**
▪ Driveways (paved or gravel)	Sq. ft.	3,527.0	
▪ Patios and/or paved areas	Sq. ft.	135.0	
▪ Walkways and brick pavers	Sq. ft.	134.0	
▪ 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.	6,978.15	Calculated % ( )
			= 20.8%

GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building ar shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area sh not include open porches, unfinished attics, basements, decks or patios.

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? Expanding the footprint of the existing dwelling will grant additional living space to a growing family and modernize current dwelling. The expansion will also improve the property value, thus benefiting the surrounding properties and community. There is no known detriment to the community or neighbors.

    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? Existing dwelling is situated on one side of property and separated by a driveway from the other-side of the property. We would like to expand the existing dwelling backwards, while keeping the current side-yard design in-tact. As is, the current dwelling is out of compliance with the minimum side-yard zoning requirement.

    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 has been no attempt to aquire property from our neighbors.

    4 State how the proposed variance:

       a. Will not cause substantial detriment to the public good Improving the property value will benefit the surrounding neighbors and community. There is no known detriment associated with the proposed variance.

       b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The dwelling was built in the 1940s and as is, is not compliant with current zoning standards. No detriment is being caused by the existing dwelling, nor will any detriment be created by the proposed addition and variance. The dwelling location provides a hardship given that the property is split by a long driveway. The property is also heavily landscaped on all sides.

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:

Item   Number submitted

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

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: ___1/12/2021___

Revised on 2/19/2021