

ZONING BOARD OF ADJUSTMENT APPLICATION FORM
WOODCLIFF LAKE, NEW JERSEY

Filed _____

Hearing _____

NOTICE: This application must be filed within 30 days of the order from which the appeal is taken, accompanied by the required data together with two checks.

APPLICATION FOR A VARIANCE FROM THE TERMS OF THE ZONING
ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY

To the Zoning Board of Adjustment of the Borough of Woodcliff Lake:

An appeal is hereby made for a variance from the terms of Articles and Sections:

380-14B(4)-380-14B(6)(a) 380-14B(6)(B) E2J 380-14B(b) E1J

of the Zoning Ordinance so as to permit the following:

Two Story Addition & extend Existing Porch

requiring the following variances:

Maximum Building Coverage / Maximum Total Coverage / Minimum Front Yard /
Minimum Side Yard

This appeal is based on the decision rendered/order issued by the Construction Code Official dated 4/20/2021 and reading as stated above.

NOTE: The law requires that the conditions set forth in the following three Sections 1, 2 and 3, MUST be established before a variance CAN be granted. Answers to these sections must be complete and full. Please attach these answers to a copy of the Construction Official's denial letter and Survey, and provide 16 copies:

1. That the strict application of the provisions of the Zoning Ordinance would result in practice difficulties or unnecessary hardships inconsistent with its general purpose and intent. (Explain in detail wherein your case conforms to this requirement.)
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. (State fully wherein your case conforms to these requirements.)

NOTE: The Board of Adjustment is required to make a written finding of facts from the showing applicant makes that the three above enumerated conditions exist and, in addition thereto, must find that the granting of such variance will not be contrary to the objectives of the Zone Plan.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as 15 Franklin Street Woodcliff Lake, NJ.

Applicant: GERALD A BARBANO Address: 15 Franklin St Woodcliff Lake

Owner: GERALD & KAREN BARBANO Address: 15 Franklin St Woodcliff Lake

Lessee: _____ Address: _____

Zone: R-8.15, R-15, R-22.5, R-30, B-1, B-2, B-3, EAO, SO, Other _____

Last Occupancy: _____

Lot Size: 8999 SF

Building Size (Feet): Front 50'5" Depth 43'

Percentage of Lot Occupied by Building: 22.8%

Height of Building: Stories 2 Feet 24 FT

Setback from Front Property Line: Feet 26.6 FT

Setback from Side (if Corner Lot): —

Has there been any previous appeal involving these premises? NO

If so, state character of appeal and date of disposition: _____

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION,
I SUBMIT THE FOLLOWING:

(A) Completed Application

(B) Twenty (20) copies of denial letter from the Zoning Official.

(C) Twenty (20) copies of a Certified Survey of the property. If a present building exists, the survey shall clearly indicate such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions.

(D) Twenty (20) copies of a Plot Plan (if a new building), or Architectural Plans, clearly indicating such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions. All plans to be folded, not rolled.

(E) ONE (1) copy of list of property owners served indicating method (Personal, Certified Mail) and date of service.

(F) Original, notarized Affidavit of Service with the following attached: original white certified mail slips stamped by the post office if served by certified mail, copy of Notice served, copy of Property Owners List:

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

COUNTY OF BERGEN

Gerald A. Barbara of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements and the statements contained in the papers submitted herewith are true.

Gerald A. Barbara
(Applicant's Signature (s))

Sworn to and subscribed before me this 3rd day of May 2021

Chief J. Shelley
Notary Public

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF BERGEN

Gerald A. Barbara of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 15 Franklin St Woodcliff Lake in the County of Bergen and State of New Jersey, that Gerald A. Barbara is the owner in fee of lot, piece of parcel of land situated, lying and being in the municipality aforesaid and known and designated as Block 2506 Lot 3.

Gerald A. Barbara
Owner's Signature(s)

Sworn to and subscribed before me this 3rd day of May 2021

Chief J. Shelley
Notary Public

AUTHORIZATION

(If anyone, other than above Owner, is making this application, the following authorization must be executed.)

To the Board of Adjustment: _____ is hereby authorized to make the within application.

Dated: _____

(Owner's Signature (s))

Revised:
4/20/2021

2P-21-0053
CK# 566
4/21/21 YMS

My denial is based upon the plans submitted by Lawrence Sidoti, P.E. dated 3/2/2021 entitled "Barbara Residence".

The applicant seeks to add a two story addition to the existing home and additionally extending the front porch, which if constructed will require **eight variances**.

- The maximum building coverage will increase to 22.8%, (2054 sq. ft.), where 14.7%, (1322 sq. ft.) exists, and where 15%, (1350 sq. ft.) is permitted. **A variance for 8.1% or 732 sq. ft. is requested.**
- The maximum total coverage will increase to 30.9 % (2782 sq. ft.) where 30% (2699 sq. ft.) is permitted. **A variance for 83 sq. ft. is requested.**
- The front portion of the proposed two story addition will be located 26.6' from the front property line, where 35' is required resulting in the need for a **variance for 8.4 feet.**
- The front portion of the proposed porch extension will be located 26.9' from the front property line, where 35' is required resulting in the need for a **variance for 8.1 feet.**
- The new steps for the proposed porch extension will be located 23.9' from the front property line, where 35' is required resulting in the need for a **variance for 11.1 feet.**
- The right side of the proposed porch extension will be located 11.7' from the right side property line where 20' is required, resulting in the need for a **variance for 8.3'.**
- The left side of the proposed two story addition will be located 11.75' from the left side property line where 20' is required, resulting in the need for a **variance for 8.25'.**
- The proposed combined side yard measurement is 23.65', where 60' is required, resulting for the need of a **variance for 36.35'**

Respectfully submitted by:

Mark Berninger/Zoning Official











