

TOWNSHIP OF LYNDHURST
APPLICATION FOR ZONING APPROVAL

Application is hereby made by the undersigned for a Zoning Certificate to be issued in accordance with the requirements of the Township of Lyndhurst. All plans, drawings, surveys and other documentation submitted with this application are deemed to be part of this Application. The undersigned hereby agrees to comply with all of the Ordinances and Regulations of the Township of Lyndhurst. If any use of building or structure applied for herein shall be in violation of the aforesaid Ordinances or Regulations, the Zoning Officer shall have the right to stop such use or work on the premises until such violations shall have been corrected, and there shall be no liability on the part of the Township of Lyndhurst because of such stoppage.

APPLICANT:

Name: MARGARET KRUCZEK
Address: 125 LIVINGSTON AVE
Tel No. 917-364-8417

FOR OFFICE
USE ONLY
Fee Paid: Yes: _____
No: _____

PROPERTY ADDRESS: 125 LIVINGSTON AVE

BLOCK: 11 LOT: 10

PROPERTY OWNER: (if different from Applicant)

Name: _____
Address: _____
Tel No. _____

ZONE: R-C
CURRENT USE: 2 FAMILY
INTENDED USE: 2 FAMILY

EXPLAIN IN DETAIL THE PROPOSED

CONSTRUCTION: ADDING OF BATHROOM TO AN ATTIC AS PER PLANS
~~ADD~~ ATTIC IS A PART OF 2ND FLOOR APARTMENT

SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, MARGARET KRUCZEK being of full age, certify as follows:
Print Your Name

1. I am the owner of the above property or, in the alternative I have permission from the owner to make this application
2. The use of the property and occupancy of the property will be in accordance with all of the Ordinances and Regulation of the Township of Lyndhurst and all other authorities.
3. I certify that the above statements and the statements in this Application and any attachments hereto are true to the best of my knowledge. I am aware that if they are willfully false, I am subject to punishment

Date: 3-8-21

Kruczek
Signature of Applicant

APPROVED

Date: 3-11-21

M. K. Sedens
Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following

reasons: ORD. 2067 21-5014 is 3. "There shall be no plumbing fixtures in the attic."

21-5.14 Design Standards.

a. Residential Structures.

1. Main Entrance.

(a) In the R-A and R-C Zones, the entire main entrance wall of all residential structures shall face the approved street upon which they are located, and shall have an articulated facade and architectural setback sufficient to mitigate the bulk and size of the building.

(b) In the R-B Zone, at least one main entrance of all residential structures shall face the street upon which it is located. The other main entrance, if any, shall not be required to face the street upon which it is located, but the landing and stairs to this entrance shall be located not less than six feet from any property line.

(c) In all residential zones, the main entrance door of all residential structures shall lead only to a walkway, and not directly to a driveway or off-street parking area.

2. Building facade shall be consistent with the size, scale, and setbacks of adjacent buildings, including those where there is an aesthetic relationship. Any new building or development plan shall not openly conflict with the dominant design features of the character of the neighborhood. Continuity shall be achieved through consideration of elements of facade composition such as fenestration, cornice, soffit line, and floor-to-floor elevation and the use of related materials; and by maintaining the roof pitch, continuing a line of street trees, placement of sidewalks and driveways, and building orientation.

3. Flat roofs shall not be permitted in the R-A or R-B Zones. All roofs in the R-A and R-B Zones shall have a minimum four and one-half inch on 12 inch pitch, with the exception that one-family homes one and one-half stories in height may have a roof up to a minimum eight and one-half inch on 12 inch pitch. Floor space above two and one-half stories created by a roof shall be considered an attic, but not a story. A habitable attic shall constitute a story only when it has a stairway as a means of access, and when the ceiling has a height of at least seven feet, six inches above the attic floor, and is no more than one-third the area of the floor below. There shall be no plumbing fixtures in the attic.

4. No residential structure in the R-A and R-B Zones shall be erected or altered which would result in coverage in excess of 30 percent of the entire lot. Open decks in R-A and R-B Zones shall not exceed an area of 360 square feet. Decks covered with a roof shall be included in the lot coverage, which shall not exceed 30 percent. Roofed unenclosed entrance landings shall not be included in lot coverage. A porch shall be included in lot coverage.

5. The front, rear, or side yard setbacks shall be measured from the cantilevered extension of a residential structure in the R-A and R-B Zones.

6. The grades at the four corners of a residential structure in the R-A and R-B Zones shall not be higher than eight inches above the adjoining properties at 90 degree angle to each corner.

7. Only one electrical and one gas meter shall be permitted for each dwelling unit in a one- or two- family dwelling.

b. *Nonresidential Structures.* Buildings shall be designed so as to prevent exterior elevations from containing large expanses of blank or featureless walls on the front, side, and rear elevations where visible. All mechanical equipment shall be hidden from view from the street by maintaining such equipment at the rear or on the top of the building.

c. Location and Topographical Survey Required.

1. For new construction, a foundation location survey showing all building corners of the foundation shall be submitted to the construction official after backfill and before framing commences. A land surveyor licensed in the State of New Jersey shall prepare the survey. The proposed foundation location as shown on the original plot plan shall also be shown on the foundation location survey.

2. The Township of Lyndhurst also requires a topographical survey showing the height of the built in garage floor (if there is one) and grade at four corners of the foundation and the average height of the curb in front of garage. A built in garage floor shall be a minimum of six inches above the average curb height in front of garage. Compliance with the applicable requirements contained in this chapter must also be shown, including those set forth in the definitions of "story above grade," "basement," "grade plane" and "building height." (Ord. No. 2567 §1; Ord. No. 2612, §1; Ord. No. 2594, §1; Ord. No. 2622, §1; Ord. No. 2633, §1; Ord. No. 2766, §1; Ord. No. 2839-12; Ord. No. 2867-12)