

APPLICATION FOR USE VARIANCE AND SITE PLAN APPROVAL
Lyndhurst Board of Adjustment
Township of Lyndhurst

BLOCK NO.: 179
LOT NO.: 40
AMOUNT FEE:

Property Location: 286 Kingsland Avenue
Block 179, Lot 40

TO THE LYNDHURST BOARD OF ADJUSTMENT

An application is hereby made for a use variance from the terms of the Lyndhurst Zoning Ordinance so as to permit: the conversion of the existing first floor commercial space into a two apartments (consisting of one – one bedroom apartment and one – two bedroom apartment) on the existing lot located in the B Zone, a use variance will be required for the conversion on the first floor into two apartments, the premises will consist of three apartments and variance for existing side yard setback and any other variance as required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lot: 5,223.45 square feet

Size of Building(s) present (28.0 ft x 52.9 ft), proposed addition (conversion first floor), present length (52.9 ft), proposed length (52.9 ft), present width (28.0 ft), proposed width (28.0 ft).

Percentage of lot occupied by building(s) present (28.3%), proposed (28.3%). Height of building(s) (2 1/2 stories). Set back from front property line (7.50 ft).

Zoning requirements: frontage 0 feet, side yards 10 each 14 total, rear yard set back 20.

“Prevailing set-back” of adjoining buildings within one block ___ feet.

Proposed use: Three apartment units located in the B Zone.

Applicant: Pllumb Paul Nacaj

Address: 270 Harrington Avenue
Lyndhurst, NJ 07071

Owner: Pllumb Paul Nacaj

Address: 270 Harrington Avenue
Lyndhurst, NJ 07071

Present Use: two commercial units on first floor and
one apartment unit on second floor

What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance? The property presently has a commercial office unit and a barbershop on the first floor and one apartment on the second floor on the real property which is located within the B Zone. The lot size is 48.50 feet by 107.60 feet. Applicant wishes to convert the existing commercial space on the first floor into a one – one bedroom apartment and one – two bedroom apartment. Applicant shall rely upon the testimony of Alan Berman, Architect, that as the result of the neighborhood and the location of the property, the conversion of the commercial space on the first floor into one – one bedroom apartment and one - two-bedroom apartment will not result into any additional variances except for existing conditions which exist on the property and will reduce the required number of parking spaces.

What reasons would applicant cite as SPECIAL reasons for the granting of this variance?

The application would not have any adverse effect upon the adjoining property owners and would not impair the established character of the property in the neighborhood. The plan complies with the objectives of the Lyndhurst Zoning Board Zoning Ordinance. Applicant has filed detailed plans of the property and dwelling to demonstrate its appearance and compliance with the zoning requirements and that the dwelling does not violate any zoning requirements for light, air or open space. The conversion of the commercial space into a two apartments will reduce the parking requirements.

Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zone ordinance.

The applicant would not have any adverse effect upon the adjoining property owners and would not impair the character of the property or the neighborhood. The application attempts to comply

with the zoning requirements, location of the dwelling is similar to the adjoining dwellings and the applicant's testimony will satisfy both the positive and negative criteria required by the statute.

If any additional relief is requested, please state:

The names and addresses of all those owning 10% or more of a corporation or partnership must be listed when the application is for one of the following:

1. Commercial use variance; _____ _____
2. Variance of 25 units or more; _____ _____
3. Subdivision of 3 units or more; _____ _____

ATTACHED hereto and made a part of this application are the following:

- (A) Copy of survey
- (B) Copy of plans
- (C) Copy of any conditional contract or agreement related to this application
- (D) Any other papers deemed necessary by the Zoning Administrator

PLEASE NOTE: The applicant may be required to furnish a certified survey of the footing layout showing the footing forms in place prior to pouring foundation. This survey must show no variation in the drawings originally submitted to the board.



Signature of Applicant or Agent
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Attorney for Applicant, Plumb Paul Nacaj