

**APPLICATION FOR USE VARIANCE AND RELATED VARIANCES
LYNDHURST BOARD OF ADJUSTMENT
TOWNSHIP OF LYNDHURST**

BLOCK NO: 48
LOT NO.: 4
AMOUNT FEE:
FEE PAID:

Property Location: Riverside Avenue
Block: 48 Lot: 4

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 preliminary site plan approval for the construction of sixteen (16) residential units (16 one-bedroom apartments) on the property located on Riverside Avenue, Block 48, Lot 4 which property is located in the RA Zone. Applicant seeks a Use Variance, Variance for existing lot depth, variance for rear yard, front yard and side yard setbacks, parking and any other variance as required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lot: 14,539 square feet.

Size of Building(s) See architectural drawings

Present length 91.92 ft, (see zoning chart and site plan), present width 143.78 ft . Percentage of lot occupied by building(s) proposed 13.09%, Height of building(s) 35 feet – 3 stories.

Zoning requirements: frontage 20 feet, side yard 6.0 feet, and rear yard setback 20 feet.

“Prevailing set-back” of adjoining buildings within one block 20 feet.

Proposed use: Construction of sixteen (16) residential apartments (16 – one bedroom apartments).

Owner /Applicant: Amaral Properties, LLC
Address: Riverside Avenue, Lyndhurst, New Jersey 07071

Present Use: Lot utilized as storage for sales of pre-owned vehicles.

What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance?

The property known as Riverside Avenue presently is used as a lot for storage of sales of pre-owned vehicles. The property is located within the RA Zone. Applicant shall rely upon the testimony of Anthony Guzzo, Architect, Adan Kahn applicant's Engineer and Surveyor, that as the result of the size and shape of the lot and the location of the lot next to the County Park, the construction of the 16 residential apartments would not have a detrimental effect upon the adjoining property owners.

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. The use variance for the construction of sixteen residential units (sixteen one bedroom apartments) is an improvement to the area and surrounding properties and is beneficial to the community as the result of its location and proximity to the railroad station and bus stops.

Applicant has filed detailed plans of the property and rendering to demonstrate its appearance and compliance with the zoning requirements and that the construction of the sixteen (16) residential apartments would not violate any zoning requirements for light, air or open space.

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 application 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, and the applicant's testimony from the engineer and planner 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.

Any other papers deemed necessary by the Zoning Administrator

Signature of Applicant or Agent
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