

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

PROPERTY LOCATION	294-298 Ridge Road <u>Block 98, Lot 16</u>	BLOCK NO. 98	LOT NO. 16	AMT. FEE _____	FEE PAID _____
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TO THE 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 alterations and renovations to the existing second floor to convert the existing of two offices and four bedroom apartment into three apartments (mixed use – store, food service and retail on the first floor) and to reduce the square footage of the rear of the first floor spaces for parking which property is located in the B Zone and known as 294-298 Ridge Road, use variance for expansion of a non conforming use, variance for existing side yard (corner) set back, parking, width of parking spaces, size of curb cut and any other variance as may be required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Size of Lot 7,750 square feet

Size of Building approximately 72.7 ft by 60.10 ft, present length (60.10 ft), present width (72.7 ft), Percentage of lot occupied by building(s) present 63.35 % and proposed 54.32 %

Height of Building- two stores, 25.5 ft. Set back from front property line .29 feet. From side property line each, 0 ft set back from rear property line 38.60 ft. Zoning requirements: frontage 0 feet, side yards 0 feet, rear yard set back 10 feet.

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

Proposed use: Mixed Use – First Floor consisting of liquor store, food service and retail spaces and second floor consisting of three residential apartments (one – one bedroom and two – two bedroom apartments).

Applicant: Maldonados Group, LLC
Address: 112 Ridge Road
Lyndhurst, New Jersey 07071

Owner: Maldonado Group, LLC
Address: 112 Ridge Road
Lyndhurst, New Jersey 07071

Present Use: Mixed Use – First Floor consisting of liquor store, food service and retail spaces and second floor consisting of one four bedroom apartment and two offices.

What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance? The property is presently a mixed use non-conforming use consisting of offices and residential apartments on the second floor on the real property known as 294-298 Ridge Road which is located within the B Zone. The lot area consists of 7,750 square feet. Applicant wishes to renovate and alter the second floor to construct three residential apartments (one bedroom and two two bedroom apartments. The testimony of the applicant and Patrick A. Marchetta, Architect will demonstrate that as the result of the neighborhood and the location of the property, the renovation and alteration of the second floor will conform with the adjoining property structures and the neighborhood. Use variance for the expansion of a non conforming use and variance for existing set yard setback (corner), parking, width of parking spaces and size of curb cut from the bulk requirements of the Zoning Ordinance will be required. Applicant will be requesting a waiver from the site plan requirements for drainage; lighting, landscaping, location of utilities servicing the premises and contours of property since the applicant is only proposing

renovations to the second floor and reduction of the square footage in the rear to the first floor uses.

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.

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 not being increase and 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:

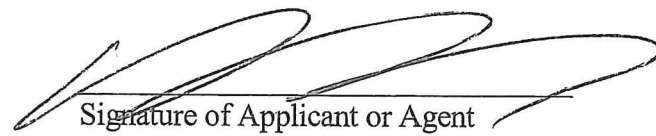
1. Commercial use variance; _____
2. Variance of 25 units or more; _____
3. Subdivision of 3 units or more; _____

The members of Maldonados Group, LLC are Wilson Maldonado, Luis Maldonado, Walter Maldonado and Olga Gozemykina.

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
Malcolm J. McPherson, Jr.
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Attorney for Applicant, Maldonados Group,
LLC