

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

Property Location: 333 Lincoln Avenue
Block 75, Lot 14.02

BLOCK NO.: 75
LOT NO.: 14.02
AMOUNT FEE:
FEE PAID:

TO THE LYNDHURST BOARD OF ADJUSTMENT

An application is hereby made for a variance from the terms of the Lyndhurst Zoning Ordinance so as to permit: the demolition of the present two-family dwelling located in the RB Zone and to construct a new two family dwelling, a variance is required for side yard setback and maximum curb out and any other variance as required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lot: 7,500 square feet

Size of Building(s) present (see Survey), proposed (approx. 40 ft x 55 ft), present length (see survey), proposed length (55 ft), present width (see survey), proposed width (40 ft). Percentage of lot occupied by building(s), existing 31.9%, proposed 41.3%. Height of building(s) 31.5 ft.

Set back from front property line 30 feet. Set back from rear property line 65 ft.

Zoning requirements: frontage 20 feet, side yards 5 each 14 total, and rear yard set back 20.

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

Proposed use: Two-family dwelling located in the RA Zone.

Applicant: Serhiy Levchuk

Address: 333 Lincoln Avenue
Lyndhurst, NJ 07071

Owner: Ronald Szwec

Address: 331 Lincoln Avenue
Lyndhurst, NJ 07071

Present Use: Two-Family Dwelling

What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance? The property presently has a two-family dwelling on the real property which is located within the RB Zone. The existing two family dwelling is a legal non conforming use. The lot area is 50 feet by 150 feet. Applicant wishes to demolish the existing two family dwelling and construct a new two family dwelling which will comply with the bulk zoning requirements except side yard setback. Applicant shall rely upon the testimony of Architect Cesar F. Padilla, and the applicant that as the result of the neighborhood and the location of the property, the removal of the existing two family dwelling and the construction of a new two-family dwelling will not be detrimental to the existing neighborhood.

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, and as the result of the size of the property and the applicant's and architect's testimony will satisfy both the positive and negative criteria required by the statute.

If any additional relief is requested, please state:

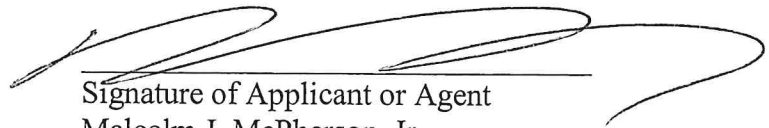
The names and addresses of all those owning 10% or more of a corporation or partnership must be listed when the application is for one of the following:

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
Malcolm J. McPherson, Jr.
20 Park Avenue
Lyndhurst, NJ 07071
(201) 939-0011
Attorney for Applicant, Levchuk