

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

BLOCK NO: 152

LOT NO.: 27

AMOUNT FEE:

FEE PAID:

Property Location: 465 Ridge Road
Block: 152 Lots: 27

TO THE LYNDHURST PLANNING BOARD

An application is hereby made for a use variance from the terms of the Lyndhurst Zoning Ordinance and preliminary site plan approval so as to permit: the renovations and additions of the existing structure to permit retail space on the first floor and two (one bedroom) apartments on the second and third floors which property is located in the B Zone. Applicant seeks an Use Variance, variance for existing minimum side yard and any other variance as required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lots: 6,967.10 sq. ft.

Size of Building(s) See architectural drawings (22.8 ft by 47 ft)

Present length 43.11 ft, (see zoning chart and site plan), proposed length 46.11 sq. ft, present width 22.8 ft , proposed width 22.8 ft. . Percentage of lot occupied by building present (12.26%) ; proposed 16.55%, Height of building(s) 31.5 feet – 3 stories.

Zoning requirements: frontage 0 feet, side yard 10 feet, and rear yard set back 10 feet.

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

Proposed use: Renovations to the premises to permit retail space (835 sq. ft) on the first floor and two (one bedroom) apartments on second floor and third floors.

Owner /Applicant: Elvin Ortiz

Address: 381 New Milford Avenue, Dumont, New Jersey 07628

Present Use: Mixed use

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

The property known as 465 Ridge Road presently consists mixed tenants.

The property is located within the B Zone. Applicant shall rely upon the testimony of Arlenis Dominquez, Architect, Charles Osterkorn, Engineer and Surveyor and William Stimmel, Planner that as the result of the size and shape of the lot and the location of the lot, the renovations and additions to the premises to permit retail space (835 sq. ft.) on the first floor and two (one-bedroom) apartments on the second and third floor will 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 renovations and additions to the premises to permit retail space (835 sq. ft.) on the first floor and two (one-bedroom) apartments on the second and third floor will not have a detrimental effect upon the adjoining property owners and is an improvement to the area and surrounding properties and is beneficial to the community.

Applicant has filed detailed plans of the property and rendering to demonstrate its appearance and compliance with the zoning requirements and that the renovations and additions to permit retail space on the first floor and two (one bedroom) apartments on the

second and third floors 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.

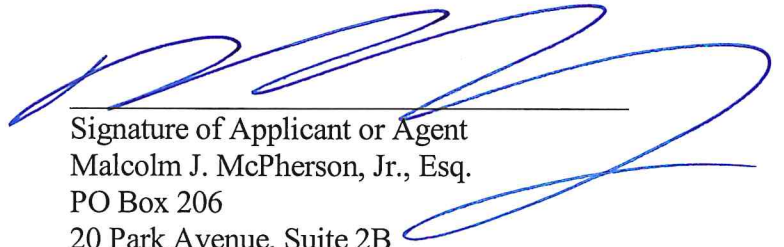
If any additional relief is requested, please state:

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.
- (D) Any other papers deemed necessary by the Zoning Administrator

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Signature of Applicant or Agent
Malcolm J. McPherson, Jr., Esq.
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Attorney for Elvin Ortiz