

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

BLOCK NO: 23
LOT NO.: 10
AMOUNT FEE:
FEE PAID:

Property Location: 535-537 New York Avenue
Block: 23 Lot: 10

TO THE LYNDHURST ^{201/10} PLANNING BOARD

An application is hereby made for a use variance from the terms of the Lyndhurst Zoning Ordinance so as to permit: the demolition of the existing structures and for a Use Variance and preliminary site plan approval for the construction of eighteen (18) residential one bedroom and studio apartments which property is located in the RB Zone. Applicant seeks a Use Variance, variance for minimum front yard setback, minimum rear yard setback, minimum side yard setback, maximum lot coverage, maximum building coverage, maximum building height and parking and any other variance as required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lot: 14,131.25 square feet.

Size of Building(s) See architectural drawings

Present length ft, (see zoning chart and site plan), proposed length 104.2 ft , present width (see site plan) , proposed width 70ft. . Percentage of lot occupied by building(s) present (see site plan) ; proposed 88.36%, Height of building(s) 37.34 feet – 4 stories.

Zoning requirements: frontage 20 feet, side yard 10 feet, and rear yard setback 20 feet.

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

Proposed use: Construction of eighteen (18) one-bedroom and studio apartments.

Owner /Applicant: New York Avenue, LLC
Address: 753 Union Avenue, Lyndhurst, New Jersey 07071

Present Use: Residential

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

The property known as 535-537 New York Ave presently consists of a residential dwellings. The property is located within the RB Zone. Applicant shall rely upon the testimony of Anthony Guzzo, Architect and Adnan Khan Engineer, that as the result of the size and shape of the lot and the location of the lot near the railroad station and bus stops, the construction of the 18 residential one bedroom 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 eighteen residential units 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 eighteen (18) 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.

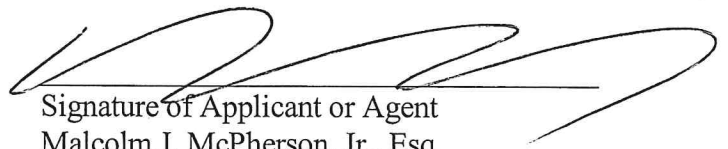
If any additional relief is requested, please state:

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



Signature of Applicant or Agent
Malcolm J. McPherson, Jr., Esq.
PO Box 206
20 Park Avenue, Suite 2B
Lyndhurst, New Jersey 07071
201 939-0011
Attorney for New York Avenue, LLC