

**APPLICATION FOR USE VARIANCE  
LYNDHURST BOARD OF ADJUSTMENTS  
TOWNSHIP OF LYNDHURST**

BLOCK NO: 179  
LOT NO.: 41.02 AND 42.02  
AMOUNT FEE:  
FEE PAID:

Property Location: 615-617 Stuyvesant Avenue  
Block: 179     Lots 41.02 and 42.02

TO THE LYNDHURST PLANNING BOARD

An application is hereby made for a use variance from the terms of the Lyndhurst Zoning Ordinance so as to permit: the construction of a second floor to consist of three residential apartments (one-one bedroom apartment and two-two bedroom apartments) for the property known as 615-617 Stuyvesant Avenue) which property is located in the B Zone. Variance for existing lot depth, existing total side yard setback, variance for parking and any other variance as required by the Board.

**DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)**

Size of Lot: 5,670 square feet

Size of Building(s) - See Survey

Present length (See Preliminary Site Plan), proposed length (Preliminary Site Plan), present width (Preliminary Site Plan) , proposed width (Preliminary Site Plan), present width (76 feet ), proposed width (76 feet ). Percentage of lot occupied by building(s) present lot 35.9; proposed 37%. Height of building(s) 31 feet.

Set back from front property line 0 feet.

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

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

Proposed use: Multi-Family Dwelling

Owner /Applicant: Lindsay Len

Address: 615- 617 Stuyvesant Avenue, Lyndhurst, New Jersey 07071

Present Use: Three family dwelling

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

The property known as 615-617 Stuyvesant Avenue presently consists of a three family dwelling (consisting of two one bedroom apartments and one two bedroom apartment) on the real property with a lot area of 5,670 square feet. The property is located within the B Zone. The property will be comply with the zoning requirements. Applicant shall rely upon the testimony of Gary I. Segal, Architect and Planner, that as the result of the size and shape of the lot no additional bulk variances will be required and will comply with the zoning requirements.

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 to demonstrate its appearance and compliance with the zoning requirements and that the existing three family dwelling and the construction of the second floor consisting of an additional three 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 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 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:

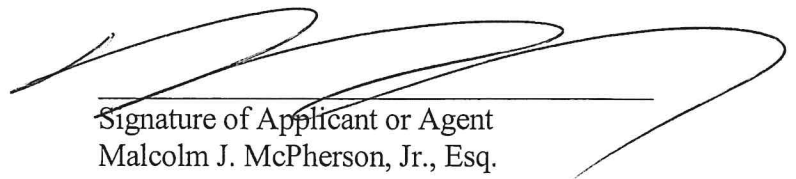
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The names and addresses of all those owning 10% or more of a corporation or partnership must be listed when the application is for one of the following:

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.  
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201 939-0011  
Attorney for Lindsay Len