

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

BLOCK NO: 220
LOT NO.: 8
AMOUNT FEE:
FEE PAID:

Property Location: 615 Schuyler Avenue
Block: 220 Lot: 8

TO THE LYNDHURST 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 preliminary site plan approval for the construction of three (3) residential units (3 one-bedroom apartments) and a two car garage on the property located on 615 Schuyler Avenue, Block 220, Lot 8 which property is located in the RA Zone. Applicant seeks a Use Variance and variance for maximum building coverage and any other variance as required by the Board.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lot: 10,710 square feet.

Size of Building(s) See architectural drawings

Present length vacant, (see zoning chart and site plan), present width vacant . Percentage of lot occupied by building(s) proposed 33%, Height of building(s) 31 feet – 2 stories.

Zoning requirements: frontage 20 feet, side yard 6.0 feet and 15.0 feet rear yard setback 20 feet.

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

Proposed use: Construction of three (3) residential apartments (3 – one bedroom apartments) and two car garage.

Owner /Applicant: Carmen Panuccio
Address: 615 Schuyler Avenue, Lyndhurst, New Jersey 07071
Present Use: vacant lot consisting of 10, 710 sq. ft.

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

The property known as 615 Schuyler Avenue is presently vacant consisting of 10,710 sq. ft. The property is located within the RA Zone. Applicant shall rely upon the testimony of Michael A. Bet, Architect, applicant's Engineer and Surveyor, that as the result of the size and shape of the lot and the location of the lot, the construction of the 3 residential apartments and a two car garage 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 three residential units (three one bedroom apartments) is an improvement to the area and surrounding properties and is beneficial to the community as the result of its location.

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 three (3) one bedroom 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.

Any other papers deemed necessary by the Zoning Administrator



Signature of Applicant or Agent
Malcolm J. McPherson, Jr., Esq.

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Attorney for Carmen Panuccio