

**APPLICATION FOR SUBDIVISION AND RELATED VARIANCES  
LYNDHURST PLANNING BOARD  
TOWNSHIP OF LYNDHURST**

BLOCK NO: 44  
LOT NO.: 21 and 22  
AMOUNT FEE:  
FEE PAID:

Property Location: 725 3<sup>rd</sup> Avenue  
Block: 44      Lot 21 and 22

TO THE LYNDHURST PLANNING BOARD

An application is hereby made for a variance from the terms of the Lyndhurst Zoning Ordinance so as to permit: the subdivision of 725 3rd Avenue (lot size 100 feet by 118.50 feet – 11,850 square ft) into two lots (each lot being 50 feet by 118.50 feet – 5,925 square feet) which property is located in the RB Zone, variance for lot width, number of stories (3) and any other variance as required by the Board. The existing one family dwelling on the property shall be demolished and two new two-family residential dwellings will be constructed on the subdivided lots. The applicant proposes to construct on the newly subdivided lots two new two-family dwellings which will conform with the bulk zoning requirements for the Township of Lyndhurst except for the number of stories.

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

Size of Lot: 11,850 square feet.

Size of Building(s) present (see site plan), present length (see site plan), proposed length (59 feet), present width (see site plan), proposed width (30 feet). Percentage of lot occupied by building(s) proposed 29.9%. Height of building(s) 3 stories. (35 feet)

Set back from front property line 25 feet, from rear property line 34.50 feet and side yard setbacks 7 feet/9feet.

Zoning requirements: frontage 20 feet, side yards 6 each 15 total, and rear yard set back 20.

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

Present Use: One-Family Dwelling. (1 ½ stories)

Proposed use: Subdivision of existing lots 21 and 22 into two lots (each lot being 50 feet by 118.50 feet). The existing one family dwelling will be demolished and two new two-family dwellings will be constructed on the subdivided lots.

Owner /Applicant: 725 3<sup>rd</sup> Avenue, LLC  
Address: 8 Kipp Court, Wayne, New Jersey.

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

The property known as 725 3<sup>rd</sup> Avenue presently consists of a one family dwelling (1 ½ stories) on the real property with a lot area of 11,850 square feet. The property is located within the RB Zone. Applicant shall rely upon the testimony of the representatives of Inglese Architecture and Engineering, that as the result of the size and shape of the existing lots, the property can be subdivided into two lots, and the only bulk variance which is required for the subdivision is the lot width. The proposed new two-family dwellings will conform with all the bulk zoning requirements except for the number of stories.

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 property is located within the RB Zone which permits one and two family dwellings. The plan complies with the objectives of the Lyndhurst Zoning Board Zoning Ordinance. The applicant cannot obtain additional property to increase the size of the lots. Applicant has

filed detailed plans of the subdivision to demonstrate its compliance with the zoning requirements and that the dwellings do not violate any zoning requirements for light, air or open space. The majority of the dwellings on Third Avenue are two family dwellings.

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, location of the dwelling is similar to the adjoining dwellings and the applicant's testimony 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:

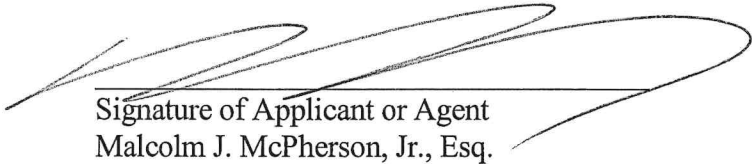
1. Commercial use variance: \_\_\_\_\_
2. Variance of 25 units or more; \_\_\_\_\_
3. Subdivision of 3 units or more; \_\_\_\_\_

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

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  
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