

Township of Lyndhurst
APPLICATION FOR ZONING APPROVAL

Application is hereby made by the undersigned for a Zoning Certificate to be issued in accordance with the requirements of the Township of Lyndhurst. All plans, drawings, surveys and other documentation submitted with this application are deemed to be part of this Application. The undersigned hereby agrees to comply with all of the Ordinances and Regulations of the Township of Lyndhurst. If any use of building or structure applied for herein shall be in violation of the aforesaid Ordinances or Regulations, the Zoning Officer shall have the right to stop such use or work on the premises until such violations shall have been corrected, and there shall be no liability on the part of the Township of Lyndhurst because of such stoppage.

APPLICANT:

Name: Paulo & Paula Patrocínio
Address: 744 Stuyvesant Ave
Tel No. (202) 637-6895

FOR OFFICE
USE ONLY

Fee Paid: Yes: 1050
No:

PROPERTY ADDRESS: 744 Stuyvesant Ave

BLOCK: 187 LOT: 54

PROPERTY OWNER: (if different from Applicant)

Name: _____
Address: _____
Tel No. _____
SAME

ZONE: B
CURRENT USE: 1 FAMILY
INTENDED USE: 1 FAMILY

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: Add a level and addition in back of house

SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, Paula Patrocínio, being of full age, certify as follows:
Print Your Name

- I am the owner of the above property or, in the alternative I have permission from the owner to make this application
- The use of the property and occupancy of the property will be in accordance with all of the Ordinances and Regulation of the Township of Lyndhurst and all other authorities.
- I certify that the above statements and the statements in this Application and any attachments hereto are true to the best of my knowledge. I am aware that if they are willfully false, I am subject to punishment

Date: 10/5/20

Paula Patrocínio
Signature of Applicant

APPROVED

Date: 10-8-20

Mark Sedman
Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following

reasons: The area Family dwelling lies in a BUSINESS ZONE AND cannot be enlarged or extended. ORDINANCE 2067 section 21-10.1

21-10 NONCONFORMING USES.

21-10.1 Restrictions.

A nonconforming use or structure may be continued but shall not be enlarged or extended. In the event a nonresidential nonconforming use or structure is partially damaged to an extent less than 50 percent of the equalized assessed value of the damaged structure, it may be rebuilt to the extent which previously existed within one year from the date of damage. In the event such a use or building is damaged to an extent greater than 50 percent it may only be rebuilt upon approval of a use variance or such other variance as is provided by the Municipal Land Use Act 40:55D-1 et seq. In the case of nonconforming radio transmitters, these uses may be rebuilt if changes in technology produce a more advanced type of transmitter provided site plan approval first be obtained from the planning board. (Ord. No. 2067)

21-10.2 Nonconforming Use Abandoned.

A non-conforming use discontinued for a period of one year or changed to a conforming use shall be considered abandoned and such nonconforming use shall not be reestablished. (Ord. No. 2067)

21-10.3 Maintenance and Repair of One and Two Family Houses Permitted.

Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a one and two family home which does not house a nonconforming use, but is a nonconforming structure as to the district regulations, is permitted, if the same does not increase the degree of, or create any new nonconformity with such regulations in such building. (Ord. No. 2067; Ord. #2478)

21-10.4 Repair of Unsafe Structure.

Any structure or portion thereof declared unsafe by a proper authority may be restored to a safe condition. (Ord. No. 2067)

21-10.5 Use of Buildings Under Construction.

A nonconforming use or structure lawfully under construction at the time of passage of this chapter, February 13, 1973 which has any part of the actual structure including footings and foundations in place, may be completed according to the plans filed with the construction official at the time of the passage of this chapter or amendment. (Ord. No. 2067)

21-10.6 Nonconforming Lots of Record.

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record on July 1, 1988.

A two-family dwelling may be erected on a single lot of record on July 1, 1988, provided such lot is located in a district which permits two-family dwellings and further provided that at least 25 percent of all other lots fronting on the street upon which the lot fronts, between intersecting streets, are of lesser width and area than the average of all substandard lots fronting on the street in question between intersecting streets. Such lot shall be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are applicable in the district, provided that the yard dimensions and other requirements not involving area or width, or both, of lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the board of adjustment. Sale of nonconforming use is allowed if all provisions are met. (Ord. No. 2067)