

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: Stuyvesant Property LLC
Address: 118 Stuyvesant Ave. Lyndhurst, NJ 07071
Tel No. Please contact Attorney - (201) 883-1010

FOR OFFICE
USE ONLY

Fee Paid: Yes: No:

2280

PROPERTY ADDRESS: 118 Stuyvesant Avenue

BLOCK: 11 LOT: 25

PROPERTY OWNER: (if different from Applicant)

Name: Same as Applicant
Address: _____
Tel No. _____

ZONE: R-C Medium Density Residential District

CURRENT USE: Two Family Dwelling

INTENDED USE: Four Family Dwelling

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: Applicant is proposing to demolish the existing Two Family Dwelling and construct a Four Family Dwelling with detached garage

3,566.76 SF SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, James Calvello, being of full age, certify as follows:
Print Your Name

1. I am the owner of the above property or, in the alternative I have permission from the owner to make this application
2. 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.
3. 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: 3-22-23

[Signature]
Signature of Applicant

APPROVED

Date: 4-27-23

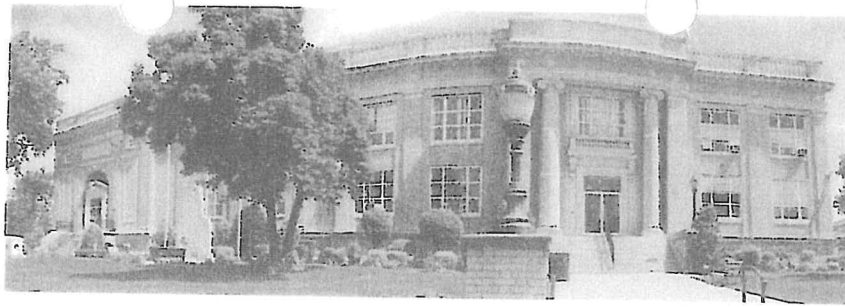
Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following reasons:

SARAH 878-3410

Township of Lyndhurst
Planning / Zoning Board
Copy



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

118 Stuyvesant Avenue Denial of Zoning Approval

Block 11 Lot 25

3-30-2023

A) Main Building:

- 1) The application is for approval to build a 4 family dwelling in the R-C (Three & Four family Residential District). The 4 family requires site plan approval as per Lyndhurst Ordinance # 2067 section 21-7.2.
- 2) A 60 feet lot frontage is required and the lot has a 52 feet frontage.
- 3) The side yard setback required is 8 feet each 17 feet combined. The proposed building's side yard setbacks are 5 feet and 21 feet each 26 feet combined. Note: Only one side yard setback does not comply.
- 4) Maximum main building coverage permitted lot coverage is 30%. The proposed coverage is 37.52%.
- 5) The maximum height allowed is 3 stories, 35 feet. The proposed building height is 3 stories, 36.8 feet.

B) Four car detached garage:

- 1) The maximum permitted height of an accessory structure is 15 feet, the proposed garage is 18 feet in height.
- 2) A recreation room is depicted on the plans in a dormer on the second story of the garage. A recreation room as an accessory use in an accessory structure is not mentioned in the Lyndhurst Ordinance on accessory structures. (Ordinance 2067 section 21-5.2)