

**APPLICATION FOR SUBDIVISION AND USE VARIANCE
LYNDHURST PLANNING BOARD
TOWNSHIP OF LYNDHURST**

BLOCK NO: 157
LOT NO.: 16 AND 17
AMOUNT FEE:
FEE PAID:

Property Location: 611 Marin Avenue
Block: 157 Lots 16 and 17

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: a subdivision of 611 Marin Avenue, Block 157, Lots 16 and 17 for Janet Catanese to acquire a parcel of land on the westerly side (approx 25 feet by 132.63 feet) for ingress and egress to Block 157, Lot 17, preliminary site plan approval for an use variance for the construction of thirteen residential units (eight two bedroom apartments and five one bedroom apartments) which properties are located in the B Zone and any other variance as required by the Board. If the subdivision application is granted, Janet Catanese will relinquish the previously recorded easement on the easterly side of Joseph Argyelan's property presently utilized for ingress and egress to Block 157, lot 17.

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Size of Lots: 16 -10,810.65 square feet and lot 17 -13,848.61 square feet.

Size of Building(s) Lot 16 – residential (one family dwelling), Lot 17 – construction yard and storage of equipment and machinery.

Present length of Lot 16 and Lot 17 (see zoning chart and site plan), proposed length (see zoning chart and site plan), present width (Lot 16 -72.46 feet) , proposed width (Lot 16 - 46.35 feet), present width (Lot 17 – 93.12 feet), proposed width (Lot 17 – 93.12 feet).

Percentage of lot occupied by building(s) present lot 16 -24.1% and lot 17-11%; proposed lot 16 -34.9%, and lot 17 -54.4% Height of building(s) Lot 16-35 ft. and Lot 17 – 31 ft/three stories.

Set back from front property line Lot 16 – 16.91 feet and Lot 17 – 2.4 feet.

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

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

Proposed use: Subdivision of 611 Marin Avenue, Block 157, Lot 16 for Janet Catanese to acquire a parcel of land on the westerly side (approx 25 feet by 132.63 feet) for ingress and egress to Block 157, Lot 17, use variance for the construction of thirteen residential units (eight two bedroom apartments and five one bedroom apartments) which properties are located in the B Zone .

Owner /Applicant: Lot 16 – Joseph Argyelan

Address: 611 Marin Avenue, Lyndhurst, New Jersey 07071

Present Use: One family dwelling

Owner /Applicant: Lot 17 – Janet Catanese

Address: 508 Page Avenue, Lyndhurst, New Jersey 07071

Present Use: Construction yard and storage of equipment and machinery.

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

The property known as 611 Marin Avenue (Lot 16) presently consists of a single family dwelling on the real property with a lot area of 10,810.65 square feet and 611 Marin Avenue (Lot 17) is utilized as a construction yard and storage of equipment and machinery with a lot area of 13,848.61 square feet. Both lots are located within the B Zone. The size of both lots is irregular and Lot 17 has an easement on the easterly side of Lot 16 for access from Marin Avenue to Lot 17. The proposed subdivision of lot 16 will eliminate the easement and will provide a twenty-five (25) foot driveway for access to Lot 17. Both lots will be comply with

the zoning requirements. Applicant shall rely upon the testimony of George D. Cascino, Engineer and Planner, that as the result of the size and shape of the lots no bulk variance is requested and will comply with the zoning requirements. The proposed subdivision will eliminate the construction yard and the noise and inconvenience to the neighbors when the trucks and machinery exit the property.

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 proposed subdivision of 611 Marin Avenue, Block 157, Lot 16 will allow Janet Catanese to acquire a parcel of land on the westerly side of Lot 16 (approx 25 feet by 132.63 feet) for ingress and egress to Block 157, Lot 17. The use variance for the construction of thirteen residential units (eight two bedroom apartments and five one bedroom apartments) would eliminate the construction yard and eliminate the storage of trucks, machinery and equipment and the trucks entering and exiting the property. Applicant has filed detailed plans of the property and subdivision to demonstrate its appearance and compliance with the zoning requirements and that the one family dwelling and the construction of the thirteen (13) 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.

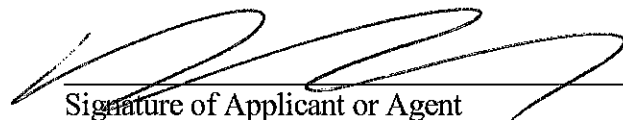
If any additional relief is requested, please state:

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
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