

**BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY**

**APPLICATION FOR RESIDENTIAL VARIANCE FROM
LOT AREA AND SETBACK REQUIREMENTS**

Date April, 2021

**NOTE: APPLICATION SETS MUST BE COLLATED AND
SUBMITTED IN PACKET FORM FOR PROCESSING.**

Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date _____
Date by _____
Board Action _____

FOR OFFICIAL USE ONLY

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application to the Borough of Oakland Board of Adjustment for relief from residential zone requirements relating to lot area or setback requirements of the Borough Zoning Ordinance pursuant to N.J.S.A. 40:55D-70 C (1) or C (2) and applicable laws of the Borough of Oakland in order to: (briefly describe proposal)

The applicant is seeking approval to add an extension and second
level to an existing single family, one story dwelling

1. APPLICANT INFORMATION

- a. Name: Roger Storzum and Shelly Storzum
- b. Address: 16 Barnard Drive, Oakland, NJ 07436
- c. Telephone (include fax number if desired): (714) 514-7707
- d. Applicant is a: (check applicable status)
☐ Corporation ☐ Partnership ☒ Individual(s)
- e. If applicant is a corporation or a partnership, please list the names and addresses of persons having a 10 % interest or more in the corporation or partnership on a separate sheet and attach to this application.
- f. Relationship of applicant to property (check applicable status):
☒ Owner ☐ Purchaser under contract ☐ Lessee
☐ Other (please specify): _____
- g. If applicant is represented by an attorney:
Name: Francis J. Battersby, Esq.
Address: 4 Ramapo Valley Road, Box 370, Oakland, NJ 07436
Telephone: (201) 337-4104 Fax: (201) 337-6121

2. PROPERTY INFORMATION

- a. Street address 16 Barnard Drive
- b. Tax Map Block(s) 4403 Lot(s) 7
- c. Zone District RA-3
- d. Lot Area 12,790 sq. ft. Lot Dimensions 95 x 135

e. Property is located (check applicable status):

- ☐ Within 200 feet of another municipality. ☐ Adjacent to a State Highway.
- ☐ Adjacent to an existing or proposed County road. ☐ Adjacent to other County land

Note: If any category is checked, notification concerning this application to the appropriate agency is required.

- f. Property is sewerd _____ Septic system x
- g. Current number of bedrooms 3 Proposed number of bedrooms 3
- h. Current number of bathrooms 1 Proposed number of bathrooms 3
- i. Height of building: Existing Stories 1 Feet 16
- Proposed Stories 2 Feet 27

j. Percentage of lot occupied by building:

Now: 7.1 % With proposed addition: 13.2 %

k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>25.7</u>	<u>65.4</u>	<u>24.9</u>	
b. Proposed:	<u>25.7</u>	<u>40.0</u>	<u>24.9</u>	

l. Please list prior applications or municipal actions regarding this property:

None

3. NATURE OF APPLICATION: This is an application for a variance from the strict application of the Borough of Oakland Zoning Ordinance for a use permitted in the Zone in which the property is located. The proposed construction is contrary to the following provisions of the Zoning Code of the Borough (the Zoning Officer should be consulted to determine the appropriate sections) You may attach additional sheets if needed.

Relief Requested:

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
47 Sch A Min. Lot Area	15,000 SF	12,790
47 Sch A Min. Lot Width	100'	95'
47 Sch A Min. Lot Depth	140'	135'
47 Sch A Front Yard	40'	25.7'
47 Sch A Side Yard	20'	24.9'

4. REASONS FOR REQUEST IN SUPPORT OF THIS APPLICATION

This variance is sought because of (check applicable):

- (a) ☒ Exceptional narrowness of property. (b) ☒ Exceptional shallowness of property.
(c) ☒ Shape of property. (d) ☒ Exceptional topographic or physical features of the site.
(e) ☐ Other extraordinary or exceptional situation.

Describe property features or situation if items (d) or (e) are checked. You may attach additional information if desired to support your application.

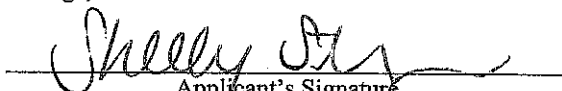
The subject lot is a corner lot with the existing dwelling facing the
corner. No new variances are being requested in connection with this
application. All variances required are the result of existing
non-conformities.

5. OTHER REQUIRED INFORMATION

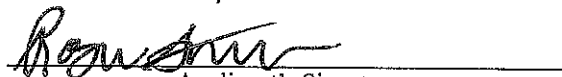
- a. Attach certification of payment of taxes from Tax Collector.
b. Attach completed checklist.
c. Attach current survey showing existing & proposed improvements and septic system if applicable.

6. VERIFICATION AND AUTHORIZATION

- a. Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.


Applicant's Signature

4/16/21
Date


Applicant's Signature

4/16/21
Date

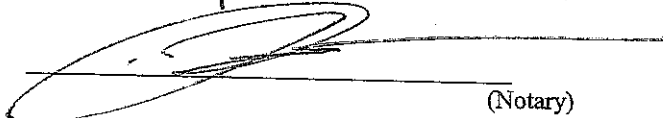
- b. Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.

Owner's Signature

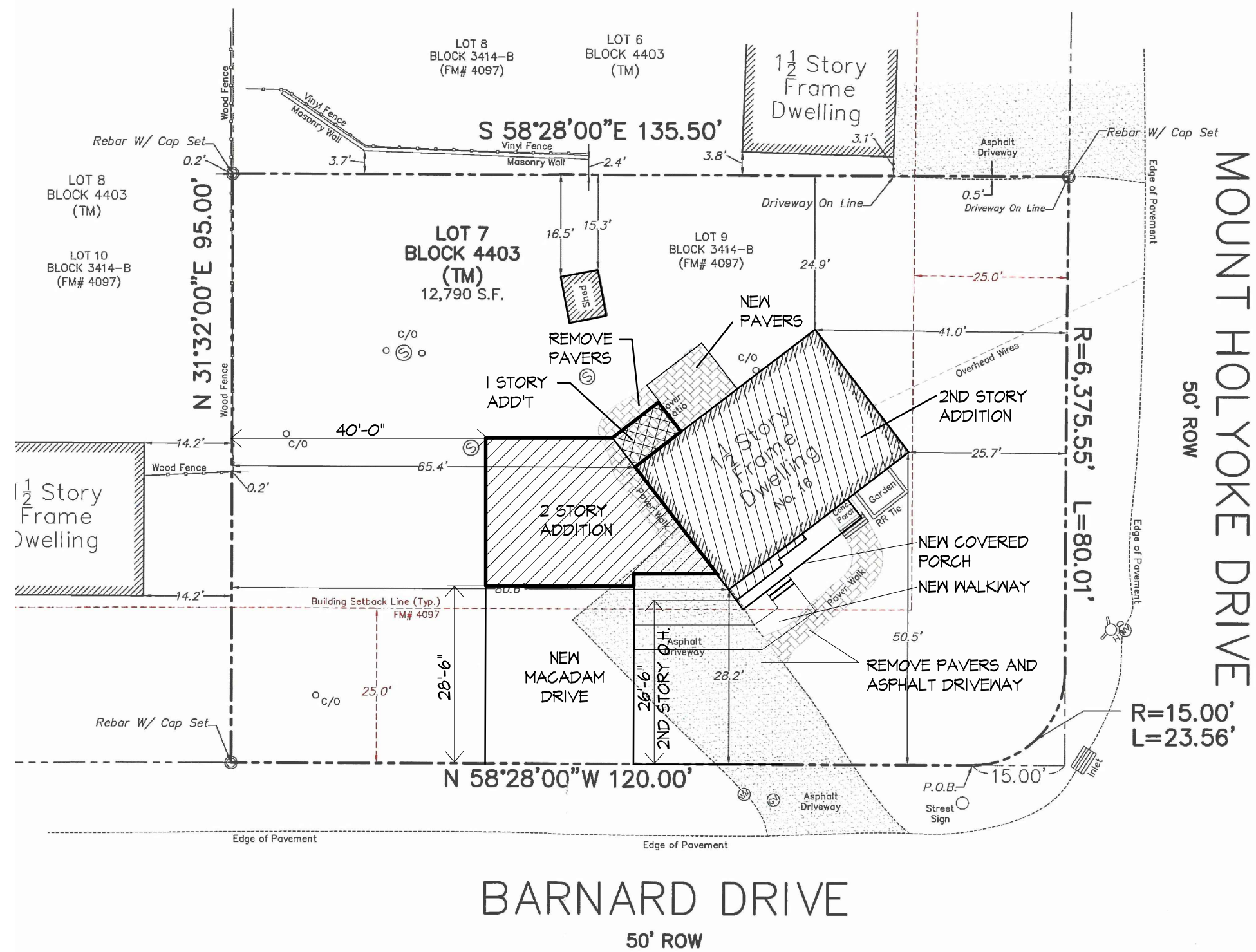
Date

Subscribed and sworn to before me this

16 day of April, 2021 (Year)


(Notary)

FRANCIS J. BATTERSBY
An Attorney At Law of
the State of New Jersey



ZONING SCHEDULE	REQUIRED	EXISTING	PROPOSED
RA-3 Res.			
MINIMUM LOT AREA	15,000 SF	12,790 SF	12,790 SF
MINIMUM LOT WIDTH	100 FT	95 FT	95 FT
MINIMUM LOT DEPTH	140 FT	135 FT	135 FT
BUILDING COVERAGE	20%	7.1 %	13.2 %
IMPERVIOUS COVERAGE	40%	17.6%	21.6%
MAXIMUM NUMBER STORIES	2 1/2	1 1/2	2 1/2
MAXIMUM HEIGHT	35 FT	16 FT	27 FT
FRONT YARD	40 FT	25.7 FT	25.7 FT
SIDE YARD (EACH MIN.)	20 FT	24.9 FT	24.9 FT
REAR YARD	35 FT	65.4 FT	40 FT

* REQUIRED VARIANCE
 ** EXISTING NON-CONFORMITY

SITE PLAN

SCALE: 1" = 20'-0"

DATA TAKEN FROM SURVEY COMPLETED
 ON 06/21/19 BY LAKELAND SURVEYING,
 LIC. NO. 24604132900

HOUSE 855 SF
 STOOP 21 (REMOVE)
 WALK 110 (REMOVE)
 DRIVE 816 (REMOVE)
 PAVERS 400 (REMOVE 200)
 SHED 46

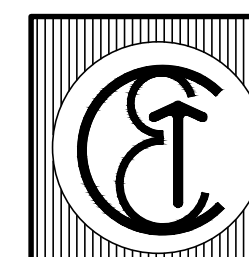
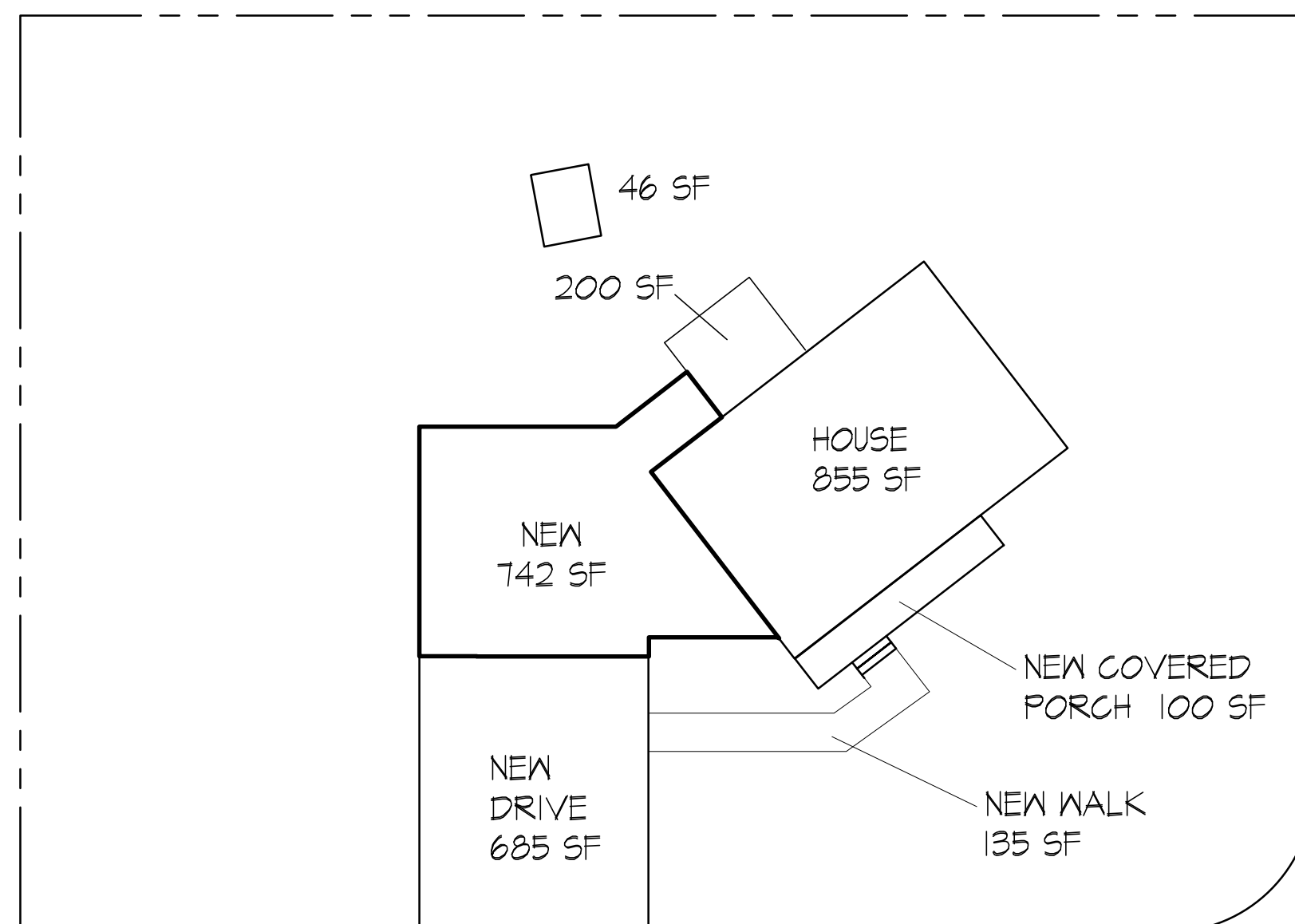
EXISTING @ 2,248 = 17.6%
 (2248/12790)

HOUSE 855 SF
 ADDITION 742
 NEW PORCH 100
 WALK 135
 DRIVE 685
 PAVERS 200
 SHED 46

PROPOSED @ 2,763 = 21.6%
 (2763/12790)

PROPOSED LOT CALCULATION'S

SCALE: NO SCALE



edward t. chudzinski, jr., a.i.a.
 architect - planner
 350 market street
 saddle brook, n.j. 07663

n.j. lic. ___ c-6787
 plan r. lic. ___ 2398
 p.a. lic. ___ h-8133
 mass. lic. ___ 4778
 n.y. lic. ___ 15665
 conn. lic. ___ 6204

n.c.a.r.b. ___ 18671

PROPOSED ADD-A-LEVEL
 WITH 2 STORY ADDITION
 16 BARNARD DRIVE OAKLAND, NJ

dwn. PGK

chkd.

scale: AS NOTED

date: 03-09-21
 comm. no.

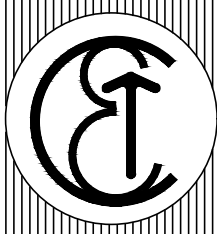
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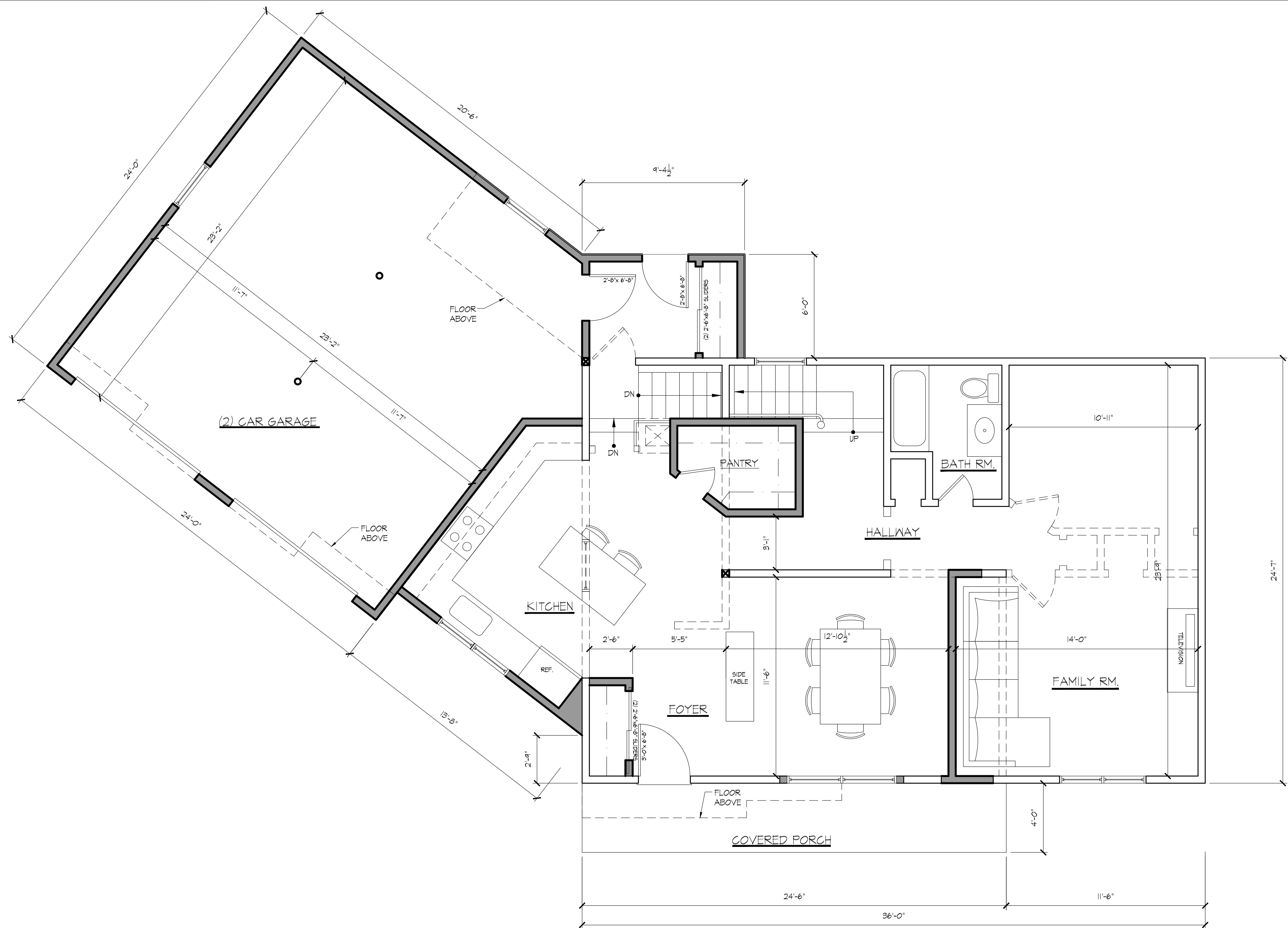
S=1

of



PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

	edward t. chudzinski, jr., a.i.a. architect - planner 350 market street saddle brook, nj. 07663		dwn. PGK chkd. scale: AS NOTED date: 03-09-21 comm. no.
	PROPOSED ADD-A-LEVEL WITH 2 STORY ADDITION 16 BARNARD DRIVE OAKLAND, NJ		dwg. no. A-3 of
	n.j. lic. ___ c-6787 plan r. lic. ___ 2398 p.a. lic. ___ h-8133 mass. lic. ___ 4778 n.y. lic. ___ 15665 conn. lic. ___ 6204		
	n.c.a.r.b. ___ 18671		

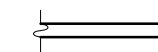


LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALL, 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BD. EA. SIDE INSTALL R-15 BATT INSULATION IN BETWEEN STUDS.

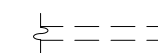
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

	edward t. chudzinski, jr., a.i.a. architect - planner 350 market street saddle brook, nj. 07663		dwn. PGK chkd. scale: AS NOTED date: 03-09-21 comm. no.
	PROPOSED ADD-A-LEVEL WITH 2 STORY ADDITION 16 BARNARD DRIVE OAKLAND, NJ		dwg. no. A-1 of
	n.j. lic. ___ c-6787 plan r. lic. ___ 2398 p.a. lic. ___ h-8133 mass. lic. ___ 4778 n.y. lic. ___ 15665 conn. lic. ___ 6204 n.c.a.r.b. ___ 18671		

LEGEND



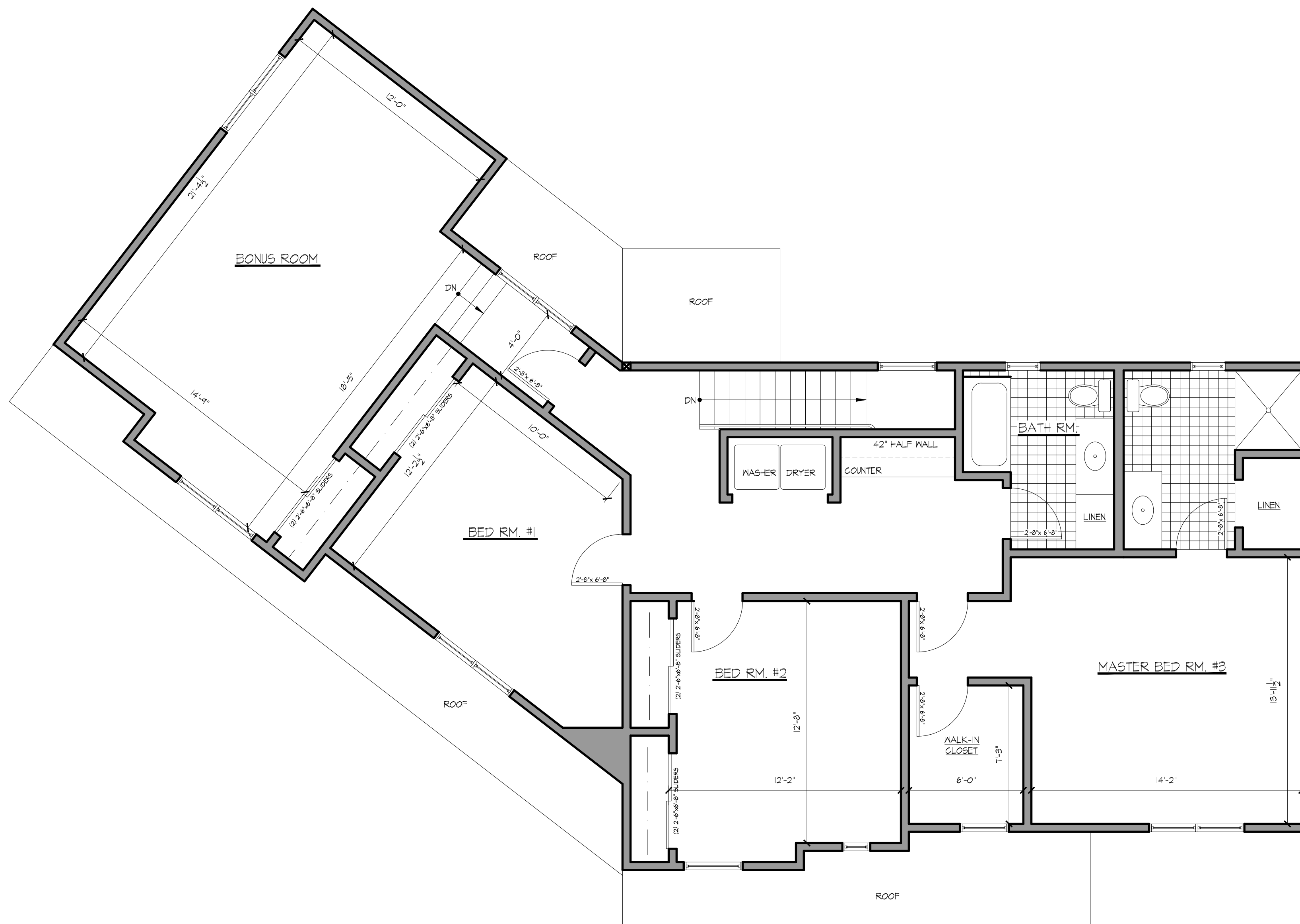
EXISTING WALLS TO REMAIN



EXISTING WALLS TO BE REMOVED

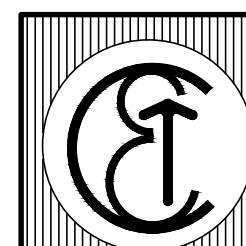


NEW WALL, 2x4 WOOD STUDS @ 16" O.C.
WITH 1/2" THK. GYP. BD. EA. SIDE
INSTALL R-15 BATT INSULATION
IN BETWEEN STUDS.



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



edward t. chudzinski, jr., a.i.a.
architect - planner

350 market street

saddle brook, n.j. 07663

n.j. lic. ___ c-6787
plan'r. lic. ___ 2398
p.a. lic. ___ h-8133
mass. lic. ___ 4778
n.y. lic. ___ 15665
conn. lic. ___ 6204

n.c.a.r.b. ___ 18671

PROPOSED ADD-A-LEVEL
WITH 2 STORY ADDITION
16 BARNARD DRIVE OAKLAND, NJ

dwn. PGK

chkd.

scale: AS NOTED

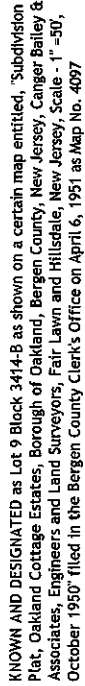
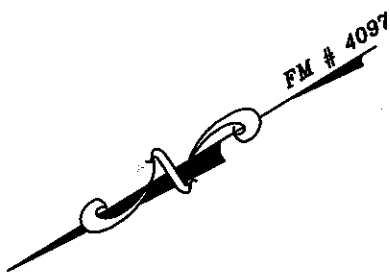
date: 03-09-21

comm. no.

dwg. no.

A-2

of



Notes:
Field Survey Performed on 06/21/19
Subject to an accurate title search
Subject to documents of record
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose

This survey references:
Deed Book 8675 Page 76
Deed Book 8369 Page 776
Bergen County Filed Map No. 4097

SURVEY OF PROPERTY
Tax Lot 7 - Block 4403
16 Barnard Drive, Borough of Oakland
Bergen County, New Jersey

PROJECT NUMBER 191649
REFERENCE NUMBER Call In

FIELD: JMC	DWN BY: JMC	CHECKED: MJC	DATE 06/21/19	SCALE 1"=20'
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Certificate of Authorization
#24GA28090000

Lakeland Surveying

117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

~~Marc J. Cifone~~
~~PROFESSIONAL LAND SURVEYOR~~

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900
Jeffrey O. Males N.J. P.L.S. LIC. No. 24GS03008700

GRAPHIC SCALE



1 inch = 20 ft.

I declare that this plan is based on actual field survey performed by *Lubeland Surveys, Inc.*, under my direct supervision. In accordance with J.A.C. 13-40-51, and to the best of my professional knowledge, information and belief, correction represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is void only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may issue title to the lands shown hereon.