

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

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

Date 6/21/22

**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

Check nature of the application:

- ☐ Appeal interpretation of Building Inspector. (Type A)
☒ Bulk variance, requesting relief from dimensional zoning code requirement (Type C).
☐ Use variance from zoning code permitted uses. (Type D)

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)

1. APPLICANT INFORMATION

- a. Name: Christian & Mary Jo Caporrimo
b. Address: 73 Oneida Ave., Oakland, NJ 07436
c. Telephone & Email address (include fax number if desired):
201-343-7383 admin@gtfmiller.com
d. Applicant is a: (check applicable status)
____ Corporation ____ Partnership ____ LLC ☒ 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: N/A

Address: _____

Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

a. Street address 73 Onieda Ave.

b. Tax Map Block(s) 5101 Lot(s) 33

c. Zone District RA-3

d. Lot Area 13,103 SF Lot Dimensions 60.01 x 218.36

e. Has present or previous owner or applicant held title to or held any interest in

Adjoining property at any time? Yes _____ No ✓ If yes, explain nature of interest. _____

f. Lot length & width: 60.01 x 218.36 Interior of corner lot? Interior

g. Number of Streets the lot has frontage on: 1 Lot square foot area: 13,103

h. 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.

i. Property is sewered no

Septic system x

j. Current number of bedrooms 3

Proposed number of bedrooms 4

k. Current number of bathrooms 2

Proposed number of bathrooms 5

l. Height of building: Existing Stories 1

Feet 22

Proposed Stories 2

Feet 30

m. Percentage of lot occupied by building:

Now: 10.3 %

With proposed addition: 10.3 %

n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>36.1</u>	<u>141.3</u>	<u>7.0</u>	<u>8.8</u>

b. Proposed: 36.1 141.3 7.0 9.6

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

N/A

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>
<u>59-47</u>	<u>40ft</u>	<u>36.1 ft</u>
<u>59-47</u>	<u>15ft</u>	<u>L:9.6 R:7.0</u>

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.

Existing house was built prior to adoption of current codes & the house is now an existing-nonconforming structure.

5. **OTHER REQUIRED INFORMATION**

Attach certification of payment of taxes from Tax Collector.

Attach completed checklist.

Attach current survey showing existing & proposed improvements and septic system if applicable. Refer to item #3 on checklist.

6. VERIFICATION AND AUTHORIZATION

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

Date

Applicant's Signature

Date

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.

Mary L. Beebe Gurney
Owner's Signature

6/16/22
Date

Subscriber and sworn to before me this

16 day of June, 2022 (Year)

Kathlyn G. Gurney
(Notary)

KATHLYN G. GURNEY
Notary Public of New Jersey
My Commission Expires August 25, 2024

ZONING TABLE

This MUST be completely filled out in order for your application to be deemed complete
 ZONE OF SUBJECT PROPERTY: RA-3

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15,000</u> sf min	<u>13,103</u> sf	<u>13,103</u> sf
Lot Width	<u>100</u> ft min	<u>60.01</u> ft	<u>60.01</u> ft
Lot Depth	<u>140</u> ft min	<u>218.36</u> ft	<u>218.36</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>10.3</u> %	<u>10.3</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>23.4</u> %	<u>23.4</u> %
Front Setback	<u>40</u> ft min	<u>36.1</u> ft	<u>36.1</u> ft
Side Setback	<u>15</u> ft min	<u>8.8</u> ft (Left) <u>7.0</u> ft (Right)	<u>9.6</u> ft (Left) <u>7.0</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>141.3</u> ft	<u>141.3</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>22</u> ft <u>1</u> stories	<u>30</u> ft <u>2</u> stories

*Building Coverage: that percentage of a lot covered by the roof(s) of all principal and accessory building(s), including roofed over porches and similar extensions of a building such as roofed decks.

**Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on June 16, 2022 a denial was issued to the resident Christian & Mary Jo Caporrino for the location 73 Onieda Avenue, Oakland, NJ 07436

Block: 5101 Lot:33

Zoning District: RA-3

For: An addition

For the following reasons:

- 1) Front Yard Setback: 36'1 feet proposed, 40 feet required
- 2) Side Yard Setback: 7 feet proposed, 15 feet required
- 3) Side Yard Setback: 9.6 feet proposed, 15 feet required

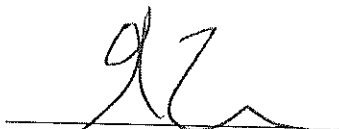
The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: # Check#16778 LOD: #Z-0616001

An appeal to the Board of Adjustment of the determination must be made within twenty (20) days of the date of this determination.


Glen Turi
Zoning Official

20 copies of
EVERYTHING
including this
checklist.

PROCEDURAL CHECKLIST FOR VARIANCE APPLICATIONS
(Application to be typed or printed clearly please)

- ☐ 1. Apply to Zoning Officer for a permit for a use or structure not permitted by the zoning ordinance. A letter of denial will be issued and signed by the Zoning Officer citing the reasons for the denial of a building permit or certificate of occupancy.
- ☐ 2. Secure a copy of the application form from the Board Secretary. Applications must be filed within twenty (20) days of the issuance of denial from the Zoning Officer.
- ☐ 3. Plans and survey must be prepared and certified by a licensed land surveyor, architect or engineer. Survey plan submitted with the application must be to-scale and correctly and completely reflect current conditions on the site and be less than five (5) years old or newer. Plans must be drawn to scale indicating the relation of existing and/or the proposed structure with structures on all adjoining properties and a scale drawing of existing and/or proposed structures indicating changes or alterations contemplated. Please specify the location of all wells, septic systems, or sewer lines on plans. Submitted plans must show floor plan (footprint) of all levels and elevations. All submitted plans shall include the date prepared and all revision dates, be signed by the plan preparer and include a name on the plan(s)
- ☐ 4. Submit 20 copies of completed application (signed and notarized), 20 copies of Zoning Officer's denial letter, 20 copies folded plans and 20 copies of most recent sealed survey of the property. All copies mentioned must be in packet form collated and submitted to the Board Secretary. *1 pdf of every document and send to - Planning@Oakland-nj.org*
- ☐ 5. Two separate checks for the application fees and escrow fees made out to the Borough of Oakland.
- ☐ 6. A hearing date will be assigned upon the receipt of a completed application, review process and appropriate fees. The Board of Adjustment regularly meets on the second Tuesday of each month at 8:00 p.m. in the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey.
- ☐ 7. Obtain a list of all property owners within 200-feet of the property in question from the Tax Assessor's office after variance application has been filed with the Board Secretary and a meeting date has been assigned.
- ☐ 8. Once a hearing date has been assigned and a 200-foot property owner list has been obtained, send notice of appeal to property owners within 200-feet. Sample forms are a part of your application package given by the Board Secretary. Notice must be served to all property owners in adjoining municipalities, if applicable. In such cases, notice must be served to the Municipal Clerk of that Borough. Every Notice must be served no less than 10 days prior to hearing date by certified mail or in person. If noticing in person, the applicant must have each property owner print name and address, sign and date a copy of the notice that they have been informed. Notice is to be placed in the official newspaper of the Borough (The Record) no less than 10 days prior to the hearing date.
- ☐ 9. Upon the completion of service to all applicable property owners, the notice must be sworn before a notary by the person making the service. Proof of service must be given to the Board Secretary prior to the hearing date, which should include, copy of the letter served to property owners, affidavit from the official newspaper and white postal receipts with date of mailing stamped by the post office.

App Fee
\$250 + 25
each
variance

Escrow Fee
\$1,000

- 10. Appear at public hearing in person, by agent or attorney. All Corporations must be represented by an attorney at all Board hearings.

Important:

In order to expedite the processing of your application the applicant should comply with the above instructions. The Board can take no action until the above requirements are fully complied with and if unable to act within 90 days from the date of application, the Board will be deemed by law to have decided adversely to the application. The action taken by the Board will be advertised in the official newspaper as soon as possible after the hearing. Decisions of the Board will be mailed to the applicant or applicant's attorney as soon as possible but not later than 30 days thereafter. The building inspector must receive a copy of the resolution of approval before he can issue a building permit or certificate of occupancy.

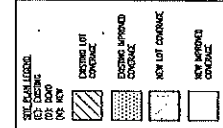
Any questions regarding the application or filing requirements should be directed to the Board Secretary at 201-337-8538.

PLEASE NOTE: The area where the variance is requested must be staked out so that the Board member can see where application is proposed upon their site inspections.

73 Oneida Ave
Oakland, NJ 07436

1000

INFORMATION SHOWN ON THIS DRAWING WAS TAKEN
DIRECTLY FROM A SURVEY PREPARED BY MICHAEL H.
SANDERSON, P.L.S. NJ LIC. NO. 000906 ON MAY 27, 2022



ONEIDA AVENUE
(50' WIDE)
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

COMUNO FLORUCETLUNG

A-03

1 FRONT ELEVATION
A-03 SCALE: 1/4" = 1'-0"

GTFM LLC
DESIGN & BUILD

37 Spring Valley Ave.
Paramus, N.J. 07652
(201)343-7383
(201)343-2370 (Fax)
www.GTFMllc.com

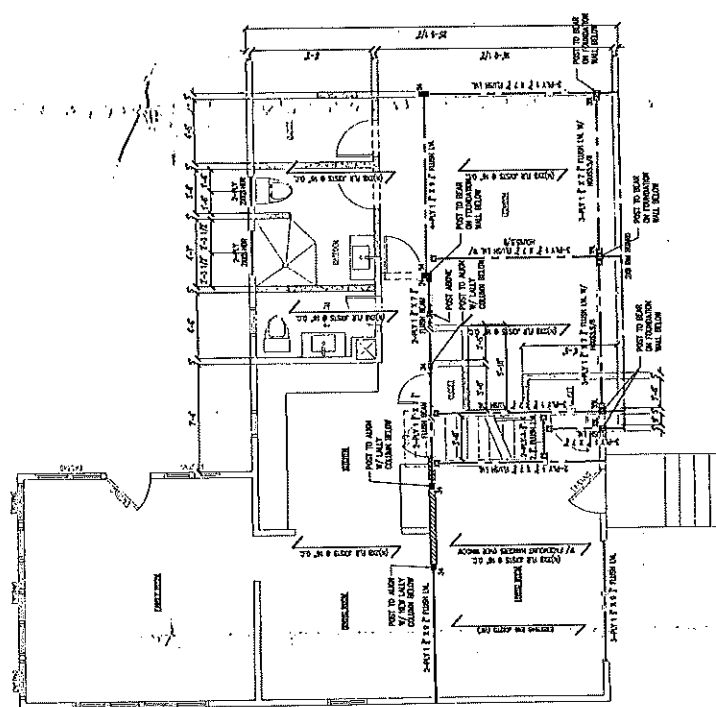
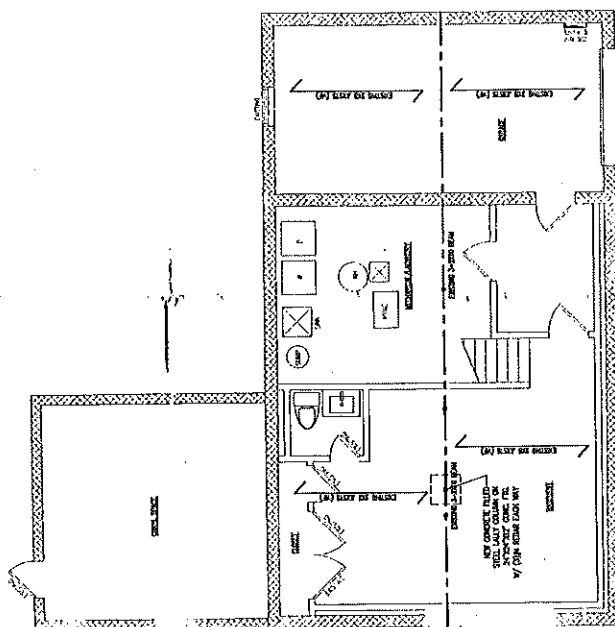
CLIENT NUMBER
PROPOSED ADDITION AND
ALTERATION
CAPORRINO RESIDENCE
73 ONEIDA AVE.
OAKLAND, NJ 07430

ARCHITECT'S SEAL/SIGNATURE
 POLICE A.D. BATTERSBY

[illegible]

**BASEMENT AND
1ST FLOOR
FRAMING PLANS**

EXACT NUMBER S-01



1 BASEMENT FRAMING PLAN
S-01 SCALE 1/8" = 1'-0"

2 1ST FLOOR FRAMING PLAN
S-01 SOLID 1/4" = 1'-0"

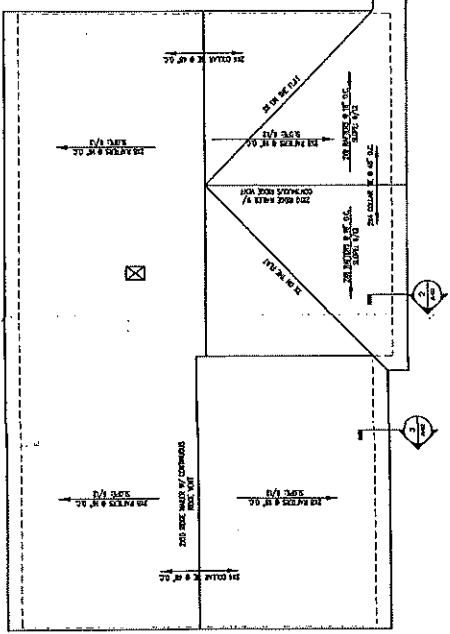
GTFM LLC
DESIGN & BUILD

37 Spring Valley Ave.
Paramus, N.J. 07652
(201) 343-7383
(201) 343-2370 (Fax)
www.GTFMllc.com

CLIENT NAME	PROPOSED ADDITION AND ALTERATION CAPORINNO RESIDENCE 73 ONEDA AVE OAKLAND, NJ 07436
PROJECT NUMBER	000075
ARCHITECT	REALABSTRACTS DOUGLAS G. BATTENBENT

[illegible]

SHEET NAME:	2ND FLOOR AND ROOF FRAMING PLANS	SHEET NUMBER:	S-02
-------------	--	---------------	------



2 ROOF FRAMING PLAN
S-02 SCALE: 1/8" = 1'-0"

