



BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on February 24, 2022 a denial was issued to the resident Paul and Brittney Graef
for the location 63 Grove Street, Oakland, NJ 07436

Block: 3501 Lot: 60

Zoning District: RA-3 For: Construction of a second floor addition and front porch

For the following reasons:

- 1) Minimum side yard setback (corner lot) 40 feet required, 24.6 feet proposed

The Ordinances pertaining to this application are:

Chapter 59

Attachment 6 Schedule A-1

Fee: \$50.00 Paid by: #4142 LOD: #Z-0224001

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

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

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

Date 3/10/22

**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

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)

Construct a new second-story addition to the
existing single-family dwelling. Also, convert the
basement bedroom to an open space family room.

1. APPLICANT INFORMATION

- a. Name: Paul Graef and Brittney Graef
- b. Address: 63 Grove Street, Oakland, NJ 07436
- c. Telephone (include fax number if desired): 973-769-7064
- 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: _____
- Address: _____
- Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

- a. Street address 63 Grove Street, Oakland, NJ 07436
- b. Tax Map Block(s) 3501 Lot(s) 60
- c. Zone District RA-3
- d. Lot Area 12,820 SF Lot Dimensions *1/ 102.2' x 130'

- 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 sewered ☐ Septic system ☒
- g. Current number of bedrooms 3 Proposed number of bedrooms 3
- h. Current number of bathrooms 1 1/2 Proposed number of bathrooms 2 1/2
- i. Height of building: Existing Stories 1 1/2 Feet 20'-8"
Proposed Stories 2 1/2 Feet 31'-3"

- j. Percentage of lot occupied by building:

Now: 14.6 % With proposed addition: 15.8 %

- k. Setback from property lines:

	Front	Rear	Side Street Front Right Side	Left Side
a. Existing:	<u>40.4'</u>	<u>40'</u>	<u>24.6'</u>	<u>27.4'</u>
b. Proposed:	<u>40.4'</u>	<u>40'</u>	<u>24.6'</u>	<u>27.4'</u>

- l. 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>Schedule A.1</u>	<u>40'</u>	<u>24.6' (Exist'n)</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </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.

The existing house is situated only 24.6' from side street (Niebo Ave)
Proposed sec. story addition would maintain that 24.6' setback. Also,
lot is undersized (12,820 s.f. where 15,000 s.f. is min. lot area required).

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.

Paul J. [Signature]
Applicant's Signature

3/10/22
Date

Brittany [Signature]
Applicant's Signature

3/10/22
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.

Paul J. [Signature]
Owner's Signature

3/10/22 3/10/22
Date

Subscribed and sworn to before me this

10 day of March, 2022 (Year)

Laraine Mays
(Notary)

LARAIN MAYS
NOTARY PUBLIC
State of New Jersey
ID # 2331224
My Commission Expires 7-8-2025

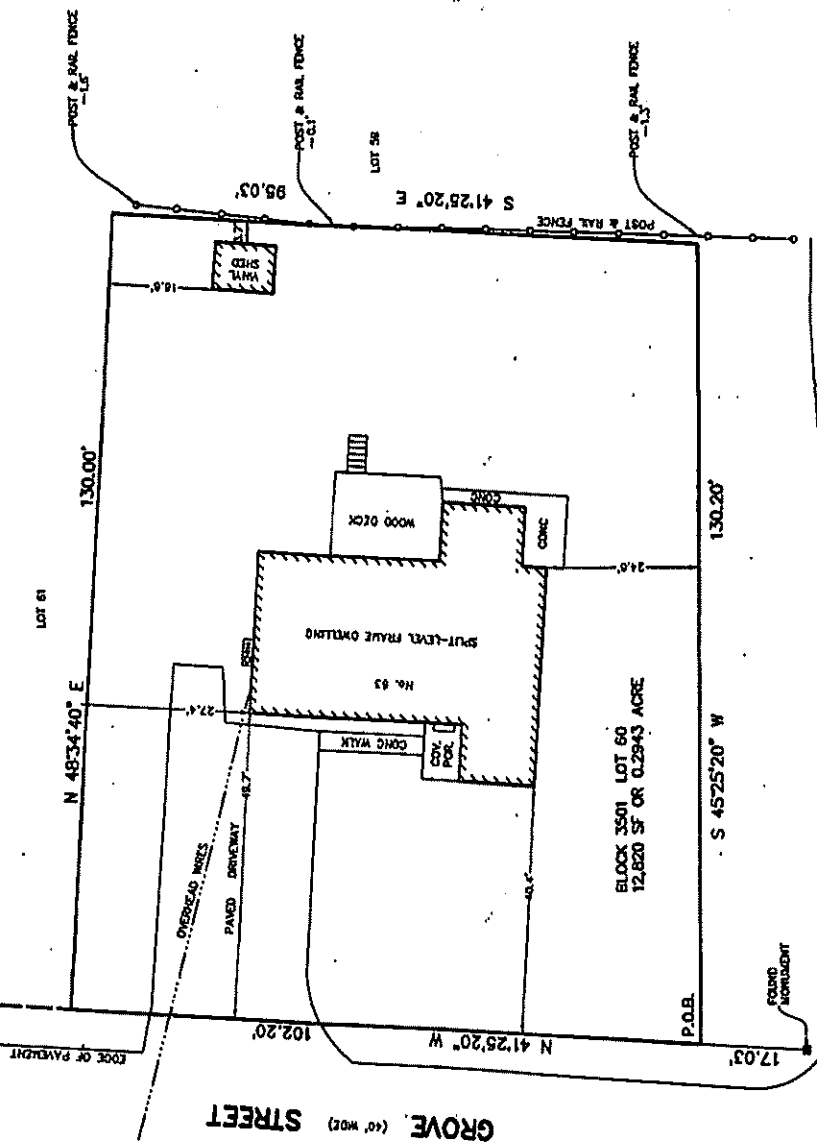
ZONING TABLE

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>12,820</u> sf	<u>12,820</u> sf
Lot Width	<u>100'</u> ft min	<u>102.2'</u> ft	<u>102.2'</u> ft
Lot Depth	<u>140'</u> ft min	<u>130'</u> ft	<u>130'</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>14.6</u> %	<u>15.8</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>25.6</u> %	<u>26.9</u> %
Front Setback	<u>40/40'</u> ft min	<u>40³/₄/24.6'</u> ft	<u>40.4/24.6'</u> ft
Side Setback	<u>15'</u> ft min	<u>27.4'</u> ft (Left) <u>N/A</u> ft (Right)	<u>27.4'</u> ft (Left) <u>N/A</u> ft (Right)
Rear Setback	<u>35'</u> ft min	<u>40'</u> ft	<u>40'</u> ft
Building Height	<u>35'</u> ft max <u>2 1/2</u> stories max	<u>20'-8"</u> ft <u>1 1/2</u> stories	<u>31'-3"</u> ft <u>2 1/2</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.



CERTIFIED TO: PAUL W. GRAEF AND BRITNEY GRAEF; CHICAGO TITLE
INSURANCE COMPANY; FRANCES J. BATTERSBY, ESQ.; PROSPECT
MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY
APPEAR TO BE AN ACCURATE SURVEY AS OF 5/30/2013.

LOCATION SURVEY

63 GROVE STREET
BLOCK 3501 LOT 60
BOROUGH OF OAKLAND BERGEN COUNTY NEW JERSEY

EID & LAPATKA, LLC.
CERTIFICATE OF AUTHORIZATION No. 246C02015890
795 SIEGHEIMANN AVENUE FRANKLIN NJ 07417
(201) 652-0800

DATE: 5/30/2013

STEPHEN P. EID N.J. P.E. & L.S. Lic. No. 30081
PROFESSIONAL ENGINEER & LAND SURVEYOR

SCALE 1"=20'

408 No.
171-071

[illegible]

ZONING DATA		SUBJECT PROPERTY AREA 12,820.0 S.F.	
ZONE: RA-3		Required	Existing
MIN. LOT AREA:		15,000 S.F.	12,820 S.F.
MIN. LOT WIDTH:		100'	102.2'
MIN. LOT DEPTH:		140'	150'
MAX. BUILDING COVERAGE:		20% (2,564.0 S.F.)	14.6% (1,876.3 S.F.)
MAX. IMPERVIOUS COVERAGE:		40% (5,128.0 S.F.)	35.6% (4,544.3 S.F.)
MAX. # OF STORIES:		2-1/2	1-1/2
MAX. HEIGHT IN FEET:		35'	20'-8"
MIN. FRONT YARD:		40' / 40'	40.4' / 24.6' (E) 40.4' / 24.6' (V)
MIN. SIDE YARD:		15'	27.4'
MIN. REAR YARD:		35'	40'

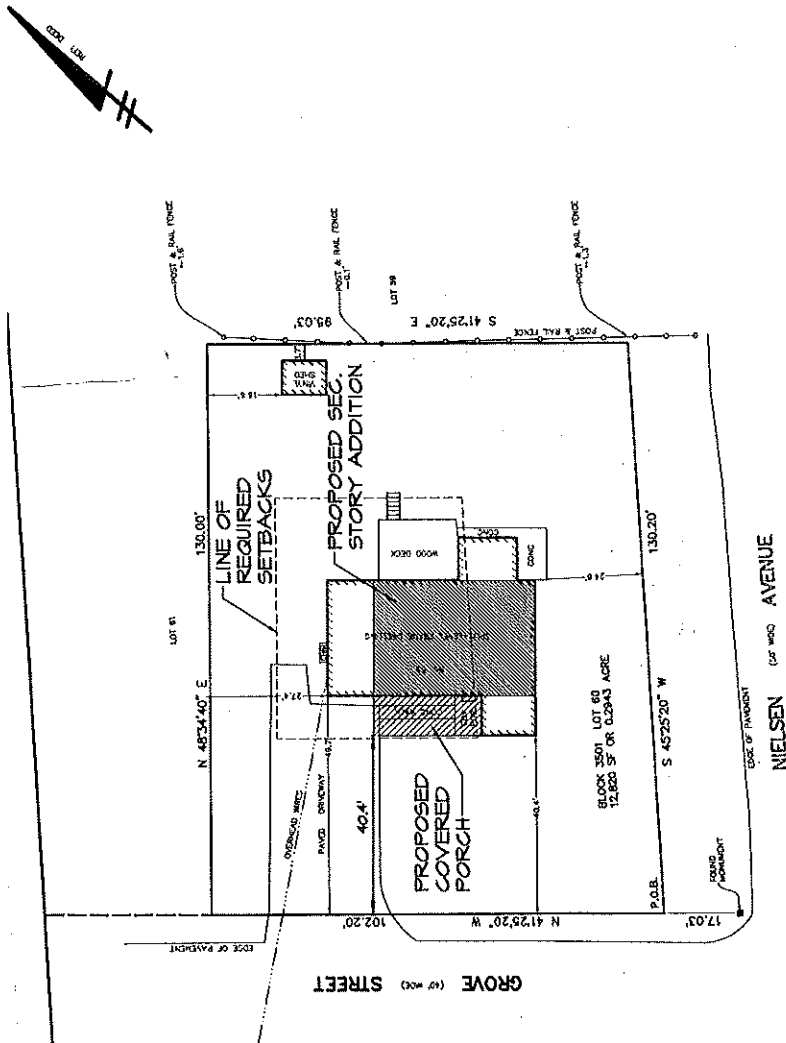
(E) DENOTES PRE-EXISTING NON-CONFORMING CONDITION
(V) DENOTES VARIANCE REQUIRED

EXISTING BUILDING COVERAGE CALCULATIONS:	
EXISTING DWELLING:	1504.0 S.F.
EXISTING DECK:	242.0 S.F.
EXISTING SHED:	30.0 S.F.
COURT PORCH:	48.1 S.F.
TOTAL BUILDING COVERAGE:	1824.1 S.F. (146%)

<u>EXISTING INTERVIEWS</u>	
<u>COVERAGE CALCULATIONS:</u>	
EXISTING	1,076.5 S.F.
BLDG. COVERAGE	
DRIVEWAY:	1,294.0 S.F.
FRONT WALK:	511.5 S.F.
REAR WALK	106.5 S.F.
TOTAL EXISTING	3,244.5 S.F. (25.6 %)
LOT COVERAGE	

PROPOSED BUILDING COVERAGE CALCULATIONS:	
EXISTING DWELLING	1,504.0 S.F.
EXISTING DECK	242.0 S.F.
EXISTING SHED	80.0 S.F.
NEW COVD PORCH	204.9 S.F.
TOTAL BUILDING COVERAGE	2,050.9 S.F. (19.5%)

<u>PROPOSED INTERVIEWS</u>	
<u>COVERAGE CALCULATIONS:</u>	
PROPOSED	
BLDG. COVERAGE	2,052.5 S.F.
DRIVEWAY	1,254.0 S.F.
FRONT WALK	511 S.F.
REAR WALK	106.5 S.F.
TOTAL PROPOSED	3,485.5 S.F. (26.9 %)
LOT COVERAGE	



INFO FOR THIS DRAWING
TAKEN FROM SURVEY BY
STEPHEN P. EID, N.J.P.L.S. LLC.
NO. 30061, DATED 5-30-13.

NOTE: INFO FOR PROPOSED ADDITIONS ADDED TO SURVEY BY BRIAN J. CALLAHAN, AIA, ARCHITECT, 2-14-22.

1 SITE DIAGRAM
SCALE 1" = 20'-0"

A2

NEW ADDITION AND ALTERATIONS FOR THE
GRAEF RESIDENCE
63 GROVE STREET
OAKLAND, NJ

DATE: 2-14-2022

SCALE: AS NOTED

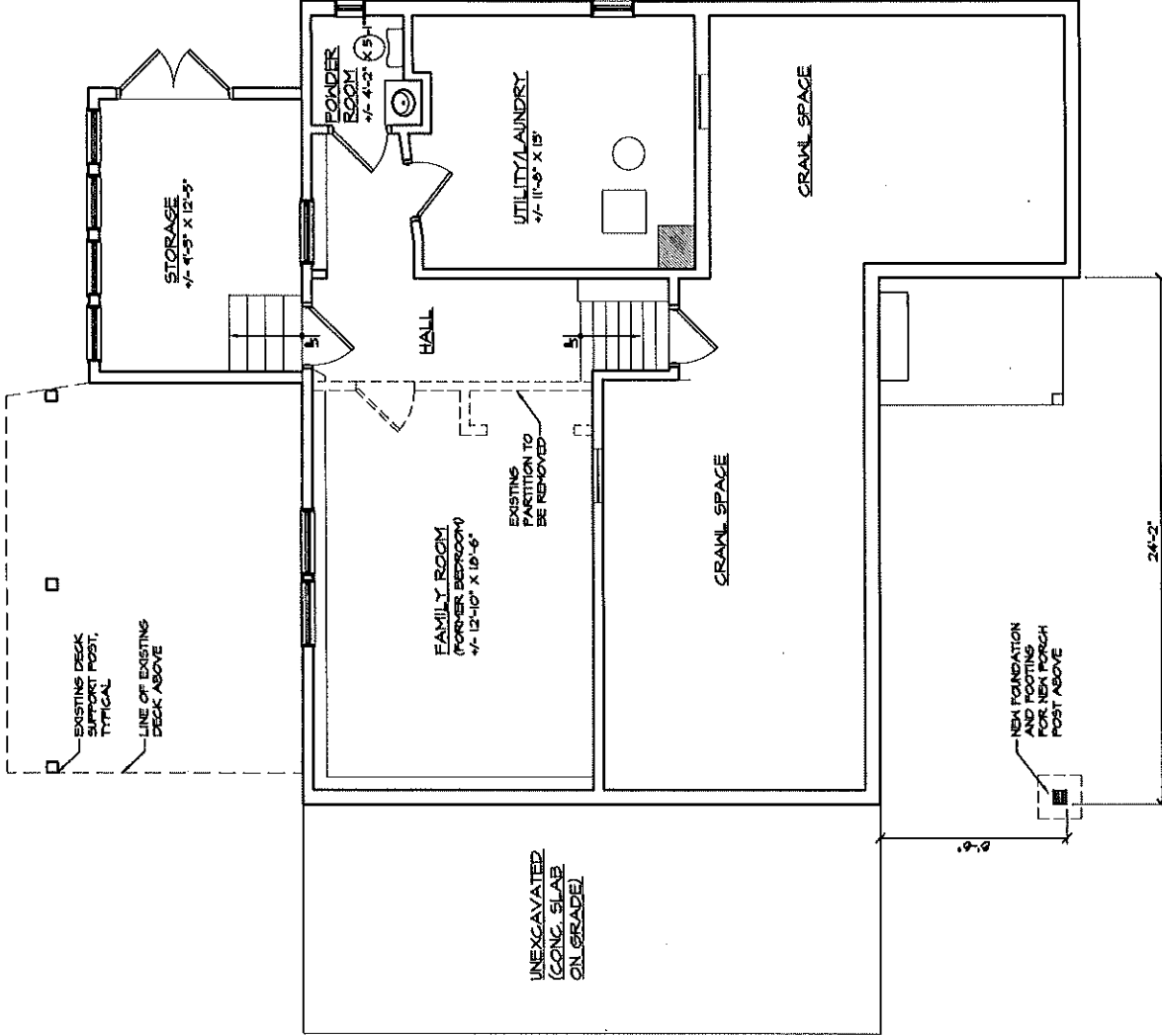
CALLAHAN ARCHITECTURE, LLC
40A Tillman Street
Westwood, NJ 07675
(201) 664-7878
www.callahanarchitecture.com

N.J.C. # 14029
N.Y.C. # 02889
RICK CALLAHAN, AIA
RICK # 11022

DRAWING TITLE:
BASEMENT / FOUNDATION
PLAN

REVISIONS:

2-14-2022, ISSUED FOR
ZONING REVIEW
3-10-2022, VARIANCE APPLICATION



1 PROPOSED BASEMENT / FOUNDATION PLAN
SCALE 1/4"=1'-0"

A3

NEW ADDITION AND ALTERATIONS FOR THE
GRAEF RESIDENCE
60 GROVE STREET
OAKLAND, NJ

CALLAHAN ARCHITECTURE, LLC
40A Tillman Street
Westwood, NJ 07675
(201) 664-7878
www.callahanarchitecture.com

NYC LIC # 00559
NJ LIC # 5155
NJ REG # 00559
NJ REG # 00559

FIRST FLOOR PLAN

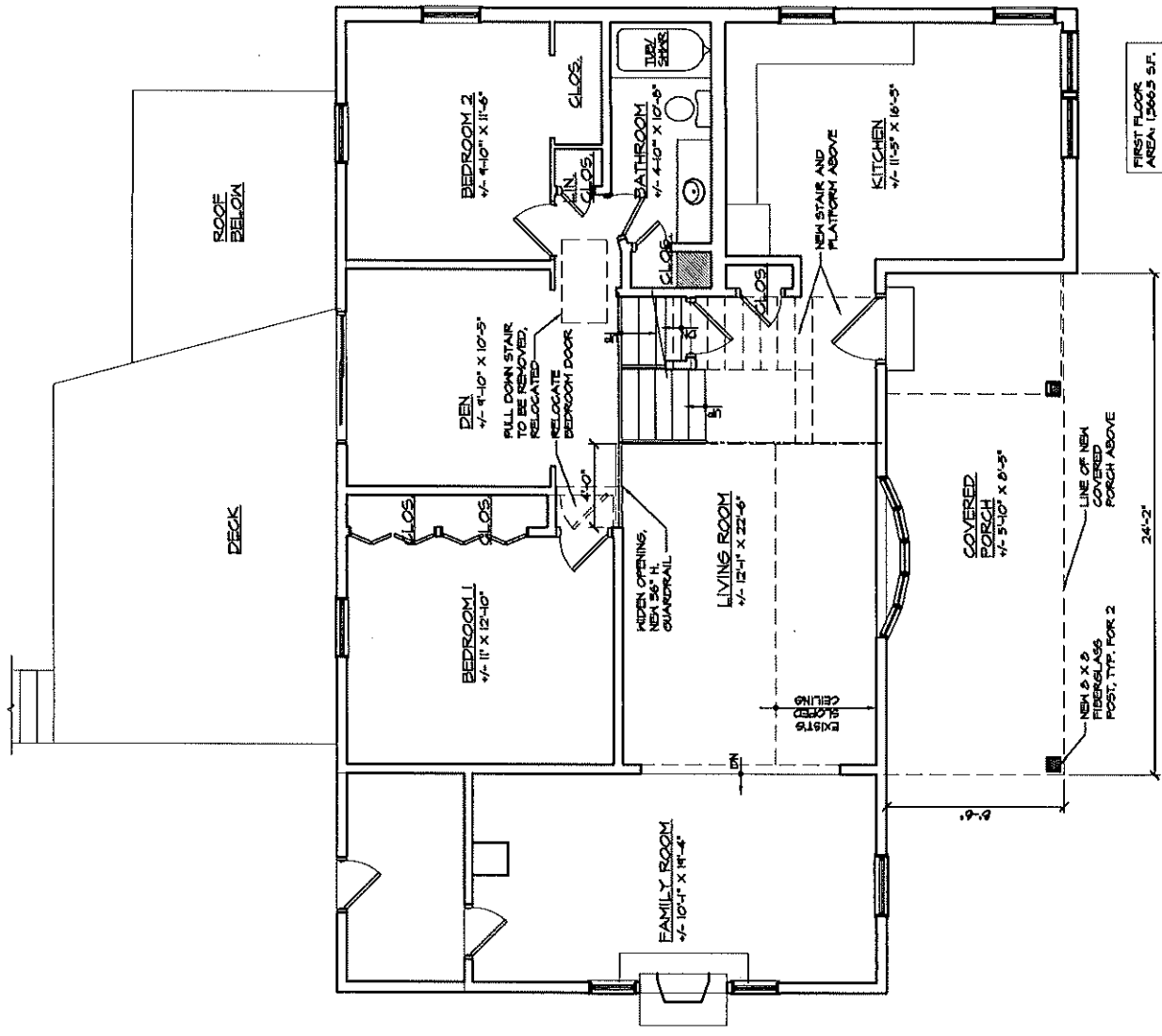
DATE: 2-14-2022
SCALE: AS NOTED

REVISIONS:
2-14-2022, ISSUED FOR ZONING REVIEW
3-10-2022, VARIANCE APPLICATION

FIRST FLOOR
AREA: 1306.5 S.F.



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



A4

NEW ADDITION AND ALTERATIONS FOR THE
GRAEF RESIDENCE
63 GROVE STREET
OAKLAND, NJ

DATE: 2-14-2022

SCALE: AS NOTED

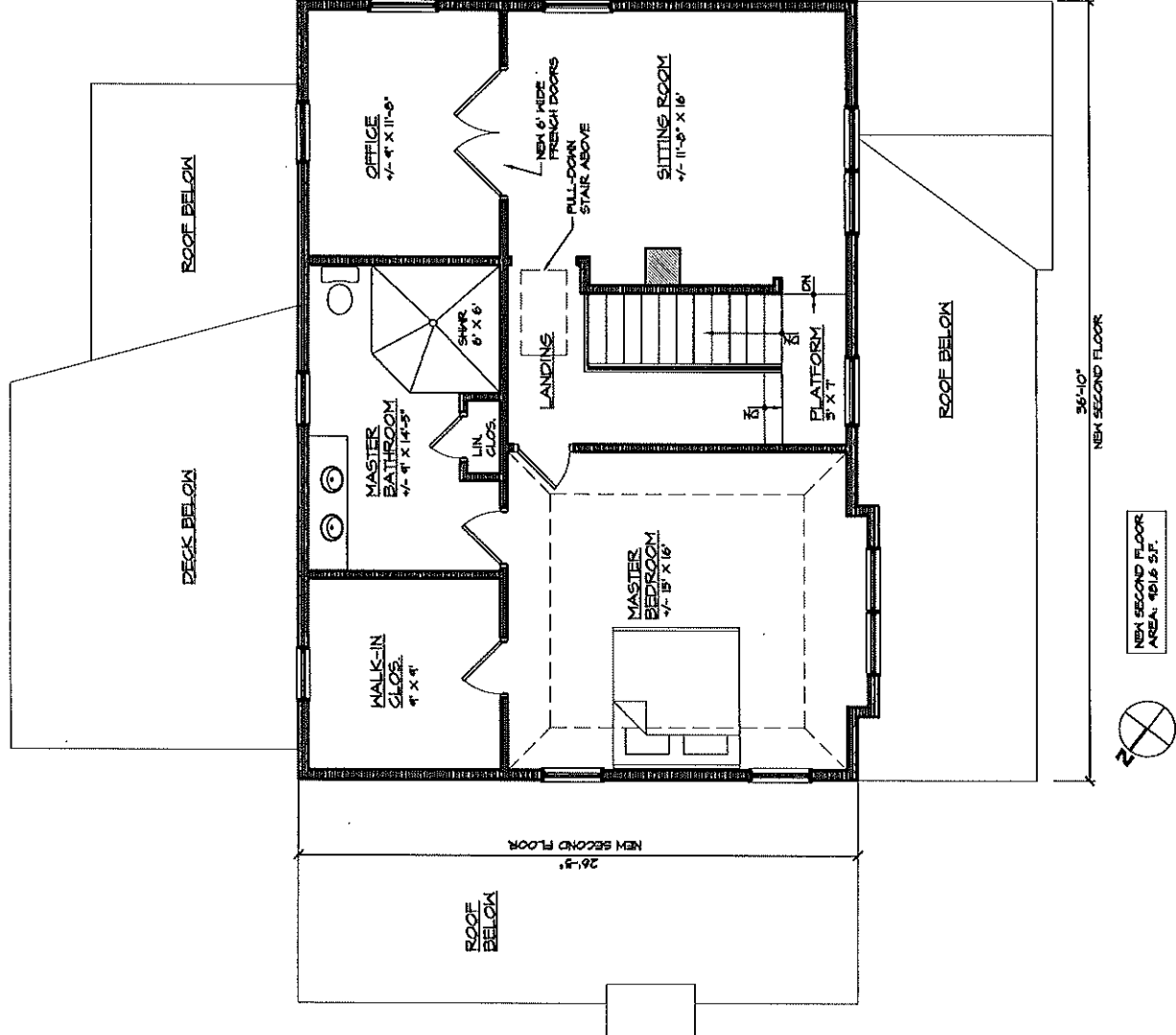
CALLAHAN ARCHITECTURE, LLC
40A Tillman Street
Westwood, NJ 07675
(201) 664-7878
www.callahanarchitecture.com

NY LIC # 001818
NJ LIC # 16029
Res ID # 1515
NJLS # 16029
Res ID # 1515

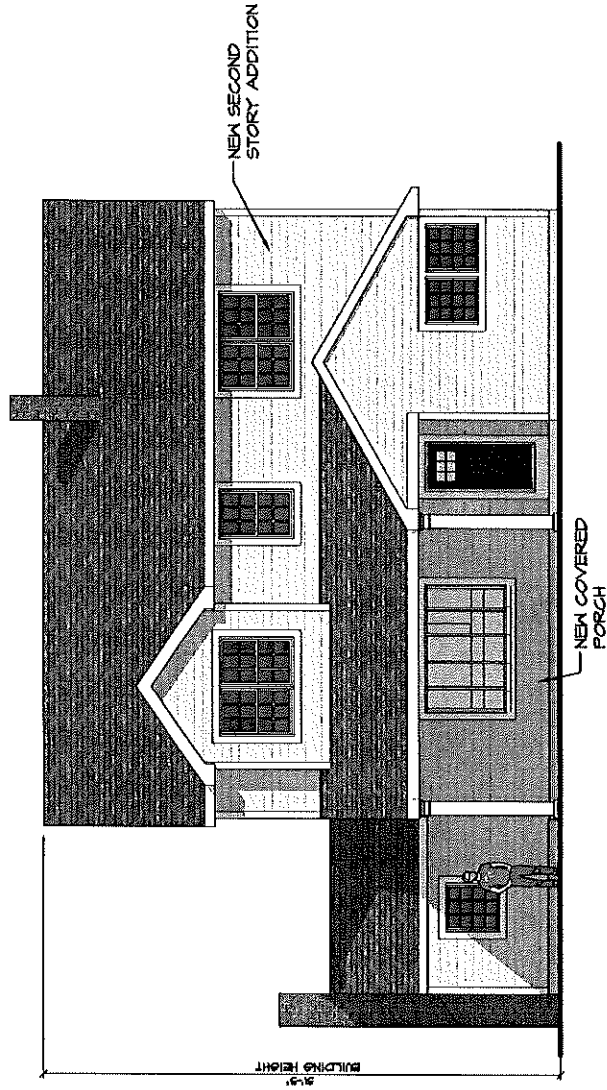
SECOND FLOOR PLAN

DRAWING TITLE:

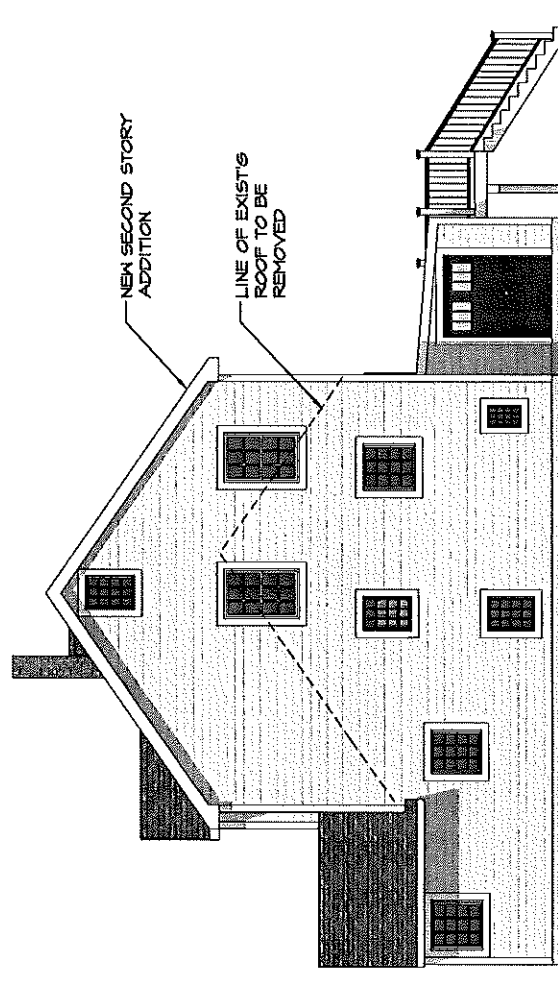
REVISIONS:
2-14-2022, ISSUED FOR ZONING REVIEW
2-10-2022, VARIANCE APPLICATION



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



1 WEST ELEVATION
SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

A6

NEW ADDITION AND ALTERATIONS FOR THE
GRAEF RESIDENCE
63 GROVE STREET
OAKLAND, NJ

DATE: 2-14-2021
SCALE: AS NOTED

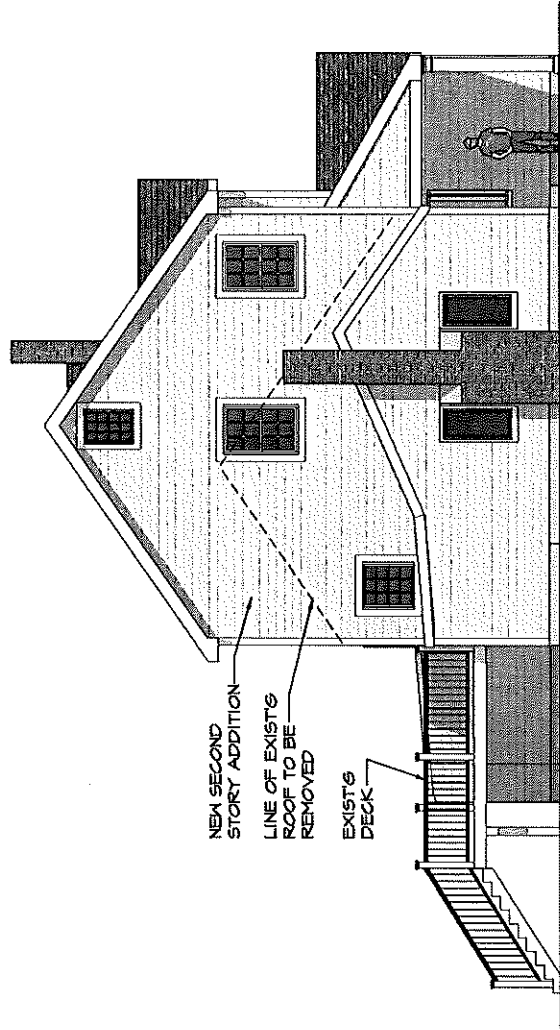
CALLAHAN ARCHITECTURE, LLC
404 Tylman Street
Westwood, NJ 07675
(201) 664-7878
www.callahanarchitecture.com

NJ LIC # 10039
NYS REG # 020559
NYS REG # 51516

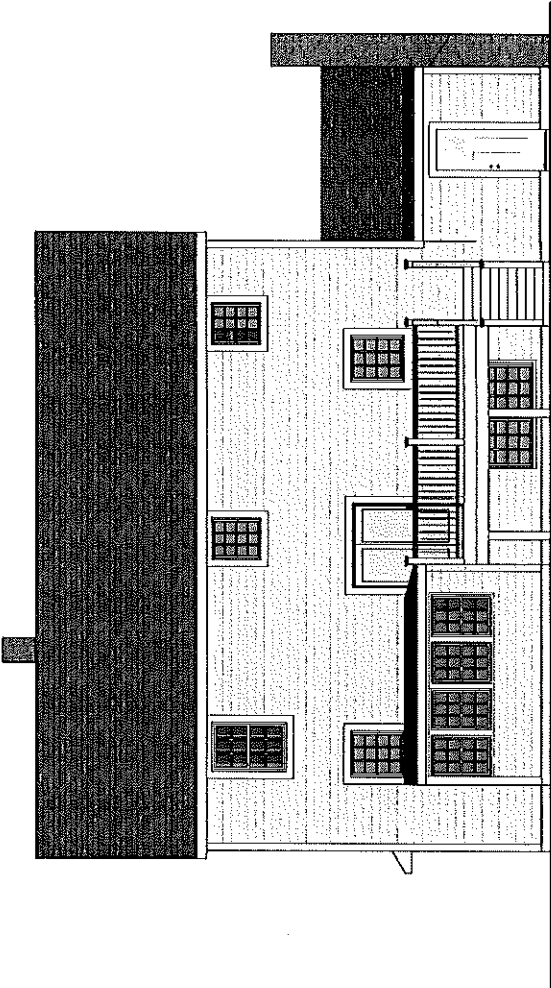
Robert Callahan, AIA
NYS REG # 14692

DRAWING TITLE:
ELEVATIONS

2-14-2022, ISSUED FOR ZONING REVIEW
3-10-2022, VARIANCE APPLICATION
REVISIONS:



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"



1 EAST ELEVATION
SCALE: 3/16"=1'-0"