

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

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

Date January 10, 2022

**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)

Install a 6 foot in height privacy fence that will have a portion extend  
beyond front left corner of the house that is setback at 83.8 ft from the  
front property line.

**1. APPLICANT INFORMATION**

- a. Name: Carlos Henriques
- b. Address: 118 Chuckanutt Dr. Oakland, NJ 07436
- c. Telephone (include fax number if desired): 908-477-8179
- 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 118 Chuckanutt Dr. Oakland, NJ 07436
- b. Tax Map Block(s) 5503 Lot(s) 6
- c. Zone District RA-2
- d. Lot Area 23,030 sq. ft. Lot Dimensions Irregular: 125 ft. X 162.40 approx.
- 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 sewerred N/A Septic system X
- g. Current number of bedrooms 4 Proposed number of bedrooms N/A
- h. Current number of bathrooms 2.5 Proposed number of bathrooms N/A
- i. Height of building: Existing Stories 2 Feet unknown
- Proposed Stories N/A Feet N/A
- j. Percentage of lot occupied by building:
- Now: 12 % With proposed addition: N/A %
- k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	RF:51.1 ft. LF:83.8 ft.	RR: 85.3 ft. LR:77.78 ft.	<u>37.7 ft.</u>	<u>69.3 ft.</u>
b. Proposed:	RF:51.1 ft. LF:73.8 ft.	RR: 85.3 ft. LR:77.78 ft.	<u>37.7 ft.</u>	<u>69.3 ft.</u>

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

Zoning Permit for Fence

\_\_\_\_\_

\_\_\_\_\_



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.

_____	01/10/2022
Applicant's Signature	Date
_____	_____
Applicant's Signature	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.

_____	01/10/2022
Owner's Signature	Date

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year)

\_\_\_\_\_  
(Notary)

### ZONING TABLE

*This MUST be completely filled out in order for your application to be deemed complete*  
 ZONE OF SUBJECT PROPERTY: RA-2

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>30,000</u> sf min	<u>23,030</u> sf	<u>23,030</u> sf
Lot Width	<u>135</u> ft min	<u>125</u> ft	<u>125</u> ft
Lot Depth	<u>175</u> ft min	<u>162.40</u> ft	<u>162.40</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>12</u> %	<u>12</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>23</u> %	<u>23</u> %
Front Setback	<u>50</u> ft min	RF:51.1 LF:83.8 ft	RF:51.1 LF:73.8 ft
Side Setback	<u>30</u> ft min	<u>69.3</u> ft (Left) <u>23.3</u> ft (Right)	<u>69.3</u> ft (Left) <u>23.3</u> ft (Right)
Rear Setback	<u>75</u> ft min	RR:85.3 LR:77.78ft	RR:85.3 LR:77.78 ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>24</u> ft <u>2</u> stories	<u>24</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.

