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 PROCESSESSING.

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.					
<u>APP</u>	LICANT INFORMATION				
a.	Name: Carlos Henriques				
ь.	Address: 118 Chuckanutt Dr. Oakland, NJ 07436				
c.	Telephone (include fax number if desired): 908-477-8179				
d. Applicant is a: (check applicable status)					
	CorporationPartnershipX 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):				
	Purchaser under contract Lessee				
	Other (please specify);				
g,	If applicant is represented by an attorney:				
	Name:				
	Address:				
	Talanhana, Ray				

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2.	PR	OPERTY 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.	e. Property is located (check applicable status):					
	Within 200 feet of another municipality. Adjacent to a						
	Adjacent to an existing or proposed County road. Adjacent to of						
		Note: If any category is checked, notification concerning this application to the appropriate agency is required,					
	f.	Property is sewered 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.	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. 37.7 ft. 69.3 ft.					
		b. Proposed: RF:51.1 ft. LF:73.8 ft. RR: 85.3 ft. LR:77.78 ft. 37.7 ft. 69.3 ft.					
	1,	Please list prior applications or municipal actions regarding this property:					
		Zoning Permit for Fence					

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 he Borough (the Zoning Officer should be consulted to determine the appropriate sections) You may attach additional sheets if needed.						
	Relief Requested:						
	Section Required Proposed						
	59-47(E)(1) Fences may be 4ft. 50% open in front yard 6ft. complete privacy fence past left front corner of house						
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) X 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,						
	A portion of the fence will pass front left corner of the house that is setback 83.8 ft from the front. Due to the catacornering of the structure the fence being						
	built on the right side yard will surpass the front left corner of the structure and						
	it's 83.8 ft of setback length. See attached proposal survey with proposed fence markout.						
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 sentic system if applicable.						

6. <u>VERIFICATION AND AUTHORIZATION</u>

		01/10/2022
Applic	ant's Signature	Date
Applic	ant's Signature	Date
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vner's Statement: I, the	undersigned, being the owner of	the property described in this application
reby consent to the maki	ng of this application and the app	proval of the plans submitted. I further
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ZONING TABLE

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf min	23,030 sf	23,030 sf
Lot Width	135_ ft mln	<u>125</u> ft	_125 ft
Lot Depth		ft	<u>162.40</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	% max	12%	12%
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	40% max	23%	%
Front Setback	ft min	RF:51.1 <u>LF:83.8</u> ft	RF:51.1 LF:73.8 ft
Side Setback	30 ft min	69.3 ft (Left) 23.3 ft (Right)	ft (Left) ft (Right)
Rear Setback	ft min	RR:85.3 LR:77.78ft	RR:85.3 LR:77.78 ft
Building Height	35ft max 2 1/2 _ storles max	ft stories	ft 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.

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