



## BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on October 13, 2022 a denial was issued to the resident Oleg & Marina Jouravlev for the location 42 Skytop Ridge, Oakland, NJ 07436

Block: 2501.06 Lot: 2

Zoning District: RA-C

For: Installing a deck

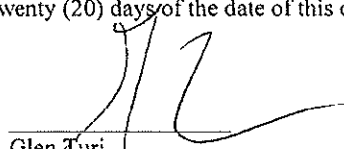
For the following reasons:

- 1) 59 Attachment 5 Rear Yard: less than 50 ft. proposed, 50 ft. minimum required  
Side Yard: less than 50 ft. proposed, 50 ft. minimum required

The Ordinances pertaining to this application are:  
Chapter 59-Attachment 5

Fee: \$50.00 Paid by: # Check LOD: #Z-1013001

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 \_\_\_\_\_

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)

Re-build a deck.

I. APPLICANT INFORMATION

- a. Name: Oleg Souravlev
- b. Address: 42 Skytop Ridge, Oakland, NJ 07436
- c. Telephone & Email address (include fax number if desired):  
631-935-2702 dixhills@yahoo.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: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

2. PROPERTY INFORMATION

a. Street address 42 Skytop Ridge Oakland NJ 07436

b. Tax Map Block(s) 2501.06 Lot(s) 2

c. Zone District \_\_\_\_\_

d. Lot Area 10,553 sq ft / 0.24 ac Lot Dimensions 125' deep 33' front / 130' back

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

Adjoining property at any time? Yes \_\_\_\_\_ No X If yes, explain nature of interest. \_\_\_\_\_

f. Lot length & width: 125 x 33 / 130 Interior of corner lot? NO

g. Number of Streets the lot has frontage on: 1 Lot square foot area: 10553

- 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 X Septic system \_\_\_\_\_

j. Current number of bedrooms 4 Proposed number of bedrooms \_\_\_\_\_

k. Current number of bathrooms 4 1/2 Proposed number of bathrooms \_\_\_\_\_

l. Height of building: Existing Stories 2 Feet \_\_\_\_\_

Proposed Stories 2 Feet \_\_\_\_\_

- m. Percentage of lot occupied by building:

Now: 19 %

With proposed addition: 17 %

- n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>28.2'</u>	<u>48.7'</u>	<u>8.7'</u>	<u>6.5'</u>
		<u>42.2'</u>		

b. Proposed: 23.2' <sup>36.2'</sup>  
18.2' 8.1' 1.5'

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

\_\_\_\_\_  
\_\_\_\_\_

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>59-5</u>	<u>Off Rear Setback</u>	<u>Less than 50</u>
	<u>50 ft Side Setback</u>	<u>Less than 50</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.

\_\_\_\_\_

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.

*[Signature]*  
Applicant's Signature

10/28/2022  
Date

N/A  
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.

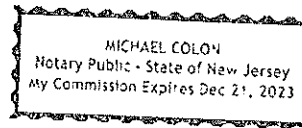
*[Signature]*  
Owner's Signature

10/28/2022  
Date

Subscriber and sworn to before me this

28<sup>th</sup> day of October, 2022 (Year)

*[Signature]*  
(Notary)



# ZONING TABLE

This **MUST** be completely filled out in order for your application to be deemed complete  
 ZONE OF SUBJECT PROPERTY: R 4-C

	REQUIRED	EXISTING	PROPOSED
Lot Area	_____ sf min	<u>16,553</u> <sup>3</sup> / <sub>4</sub> sf	<u>16,553</u> <sup>3</sup> / <sub>4</sub> sf
Lot Width	<u>30</u> ft min	<u>33/135</u> ft	<u>33/135</u> ft
Lot Depth	<u>125</u> ft min	<u>125</u> ft	<u>125</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>17</u> %	<u>17</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>32</u> %	<u>32</u> %
Front Setback	<u>100</u> ft min	<u>78</u> ft	<u>78</u> ft
Side Setback	<u>50</u> ft min	<u>35</u> ft (Left) <sup>back</sup> / <sub>side</sub> <u>35</u> ft (Right) <sup>back</sup> / <sub>side</sub>	<u>35</u> ft (Left) <sup>back</sup> / <sub>side</sub> <u>35</u> ft (Right) <sup>back</sup> / <sub>side</sub>
Rear Setback	<u>50</u> ft min	<u>32</u> ft	<u>26</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	_____ ft <u>2</u> stories	_____ 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.

