

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

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

Date 2/25/22

**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)

Place backup generator on property within
13' of property line.

1. APPLICANT INFORMATION

- a. Name: Elizabeth & Jeffrey Meola
- b. Address: 83 West Sheffield Street, Oakland NJ
- c. Telephone (include fax number if desired): 609-658-2594
- 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: _____

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>
59-44 Accessory Structure	15 ft. min setback	13 ft. setback
_____	_____	_____
_____	_____	_____
_____	_____	_____

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.

Moving generator to other side of house would require
 running significant length of gas line, costing several
 thousand dollars. This placement would avoid that cost.

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.

ZONING TABLE

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15,500</u> sf min	<u>15,500</u> sf	<u>15,500</u> sf
Lot Width	<u>100</u> ft min	<u>100</u> ft	<u>100</u> ft
Lot Depth	<u>155</u> ft min	<u>155</u> ft	<u>155</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>16.2</u> % max	<u>16.2</u> %	<u>16.2</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>30.6</u> % max	<u>30.6</u> %	<u>30.6</u> %
Front Setback	<u>49.6</u> ft min	<u>49.6</u> ft	<u>49.6</u> ft
Side Setback	<u>31.4</u> ft min	<u>22</u> ft (Left) <u>15.4</u> ft (Right)	<u>22</u> ft (Left) <u>15.4</u> ft (Right)
Rear Setback	<u>86.5</u> ft min	<u>86.5</u> ft	<u>86.5</u> ft
Building Height	<u>20</u> ft max <u>2</u> stories max	<u>20</u> ft <u>2</u> stories	<u>20</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: Board of Adjustment

FROM: Glen Turi

This is to advise you that on February 10, 2022 a denial was issued to the resident Elizabeth C. Dye and Jeffrey W. Meola
for the location 83 W Sheffield Street, Oakland, NJ 07436

Block: 3903 Lot: 30

Zoning District: RA-3

For: Installing a standby generator

For the following reasons:

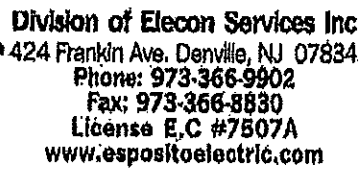
- 1) Side Yard: less than 15 ft. proposed, 15 ft. minimum required

The Ordinances pertaining to this application are:
Chapter 59-44 Definitions: Accessory Structure

Fee: \$50.00 Paid by: # 592 LOD: #Z-0210001

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



JOB 22KW 100A SR, ATS

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

