

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

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

Date 8/31/2022

**NOTE: IT IS REQUIRED THAT ENTIRE APPLICATION
BE FILLED OUT, COLLATED AND SUBMITTED
IN PACKET FORM.**

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)

Remove existing front deck and replace
with smaller porch with portico and
small aesthetic roof peak above garage

1. APPLICANT INFORMATION

- a. Name: Gwen Pra
- b. Address: 13 Wenonah Ave
- c. Telephone & Email address (include fax number if desired):
201-519-5251 gkpotr@gmail.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: n/a
Name: _____
Address: _____
Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

a. Street address 13 Wenonah Ave
b. Tax Map Block(s) 5201 Lot(s) 18
c. Zone District RA-3

d. Lot Area _____ Lot Dimensions 133.53' x 50.90 x 205.72 x 204.42
Wenonah Ave rear diagonal
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: _____ Interior of corner lot? _____

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

h. Property is located (check applicable status): n/a

____ 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 _____

Septic system ✓

j. Current number of bedrooms 4

Proposed number of bedrooms —

k. Current number of bathrooms 2

Proposed number of bathrooms —

l. Height of building: Existing Stories 2

Feet 25.62

Proposed Stories n/a

Feet n/a

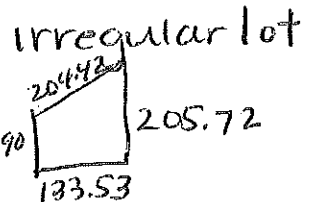
m. Percentage of lot occupied by building:

Now: 10.05 %

With proposed addition: 8.99%

n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>35.5'</u>	<u>52.5'</u>	<u>79.6'</u>	<u>10.0'</u>
b. Proposed:	<u>27.5'</u>	<u>52.5'</u>	<u>79.6'</u>	<u>10.0'</u>



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

unknown

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>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
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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.

existing porch structure is unsafe

5. OTHER REQUIRED INFORMATION

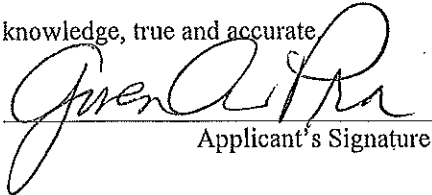
Attach certification of payment of taxes from Tax Collector.

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

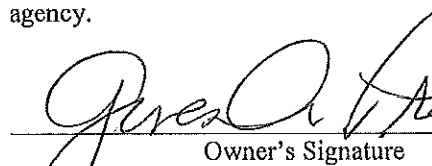

Applicant's Signature

9/15/2022
Date

n/a
Applicant's Signature

Date

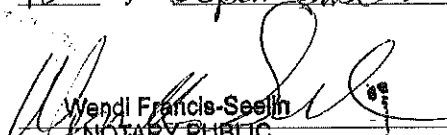
Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.


Owner's Signature

9/15/2022
Date

Subscriber and sworn to before me this

15 day of September 2022 (Year)


Wendi Francis-Seel
NOTARY PUBLIC
State of New Jersey
ID # 50163648
My Commission Expires 6/24/2026
(Notary)

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>17,316</u> sf	<u>17,316</u> sf
Lot Width	<u>100</u> ft min	<u>133.5</u> ft	<u>133.5</u> ft
Lot Depth	<u>100</u> ft min	<u>205.7</u> ft	<u>205.7</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>10.05</u> %	<u>8.99</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>14.48</u> %	<u>13.41</u> %
Front Setback	<u>40</u> ft min	<u>35.5</u> ft	<u>27.5</u> ft
Side Setback	<u>15.0</u> ft min	<u>10.0</u> ft (Left) <u>79.6</u> ft (Right)	<u>10.0</u> ft (Left) <u>79.6</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>52.5</u> ft	<u>52.5</u> ft
Building Height	<u>35</u> ft max <u>2-1/2</u> stories max	<u>25-7/2</u> ft <u>1-1/2</u> stories	<u>25-7/2</u> ft <u>1-1/2</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.

Given Pra
 13 Wenonah Ave
 Oakland
 201-519-5251



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on October 4, 2022 a denial was issued to the resident Gwen Pra for the location 13 Wenonah Avenue, Oakland, NJ 07436

Block: 5201 Lot: 18

Zoning District: RA-3

For: Installing a front porch

For the following reasons:

- 1) 59 Attachment 5 Front Yard: less than 27.5 ft. proposed, 40 ft. minimum required

The Ordinances pertaining to this application are:

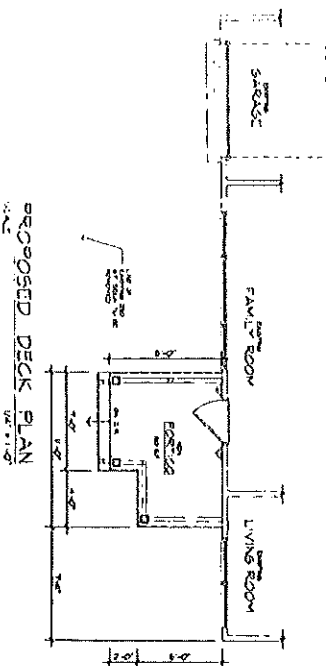
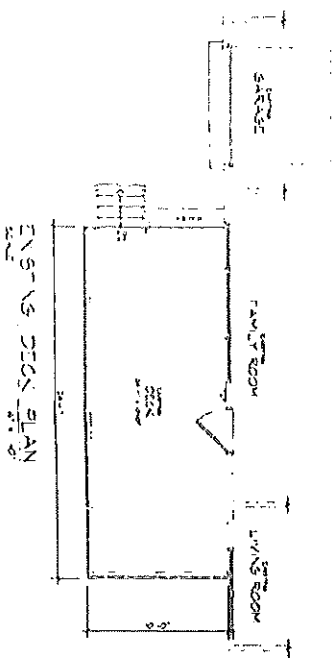
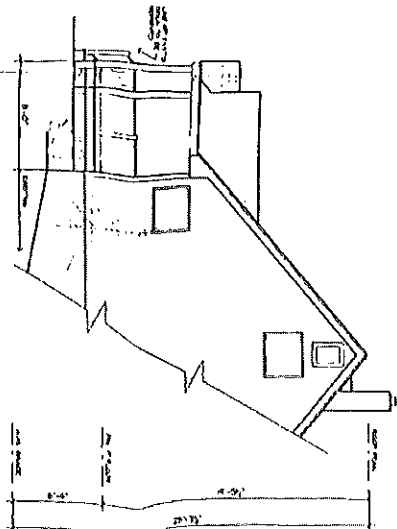
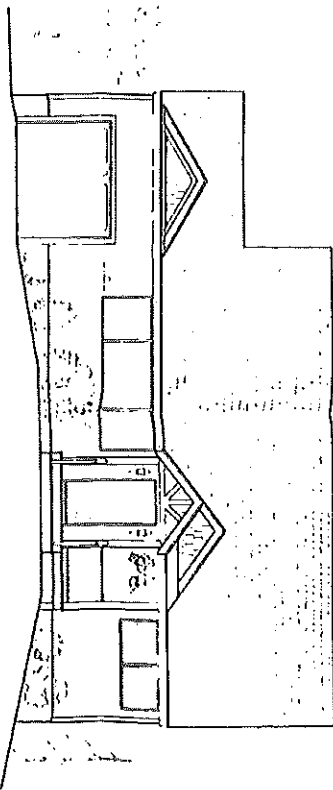
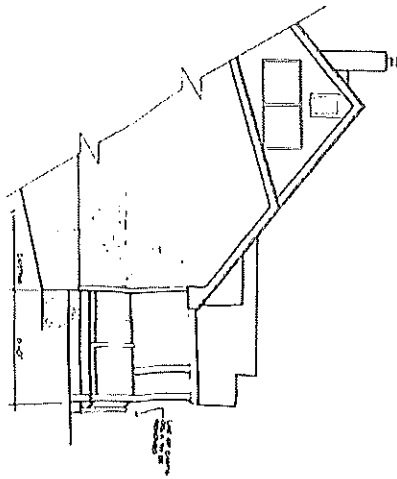
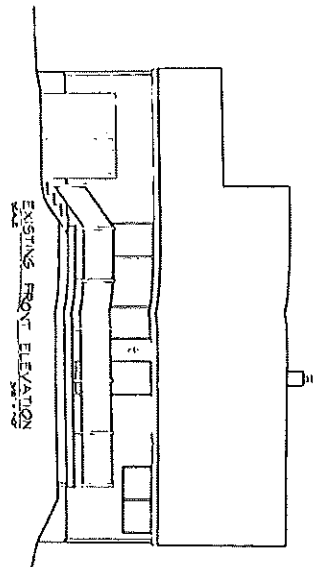
Chapter 59-Attachment 5

Fee: \$50.00 Paid by: # Cash LOD: #Z-0823004

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

New
10/4/22.

[illegible]

