



## BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on September 15, 2022 a denial was issued to the resident Michael A. Verdicchio for the location 21 Bailey Avenue, Oakland, NJ 07436

Block: 2301 Lot:5

Zoning District: RA-3

For: An addition

For the following reasons:

- 1) Front Yard Setback: 16' feet proposed, 40 feet required
- 2) Side Yard Setback: 5.2 feet proposed, 15 feet required
- 3) Rear Yard Setback: 25.7 feet proposed, 35 feet required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: # Check#2869 LOD: #Z-0609001

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 July 1, 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**

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)

The applicant seeks to renovate the existing single family home on the subject lot. The renovations will be completed within the footprint of the existing dwelling. No new variances are required except that the applicant seeks to construct a roof over the front porch which will increase the front yard variance.

**1. APPLICANT INFORMATION**

- a. Name: Michael A. Vardicchio
- b. Address: 290 Vincenz Ave, 3rd Floor, Hackensack NJ 07609
- c. Telephone & Email address (include fax number if desired):  
(201) 304-2880 mike@homelandlending.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: Francis J. Battersby

Address: 4 Ramapo Valley Road, Oakland, NJ 07436

Telephone: (201) 337-4104

Fax: (201) 337-6121

Email: battersbylaw@aol.com

2. PROPERTY INFORMATION

a. Street address 21 Bailey Avenue

b. Tax Map Block(s) 2301

Lot(s) 5

c. Zone District RA-3

d. Lot Area 9,894 s.f. Lot Dimensions 135' x 74.18'

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: 74.18' x 135' Interior of corner lot? Interior

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

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 sewerage     

Septic system ✓

j. Current number of bedrooms 4

Proposed number of bedrooms 4

k. Current number of bathrooms 2

Proposed number of bathrooms 3 1/2

l. Height of building: Existing Stories 2

Feet 24

Proposed Stories 2

Feet 28

m. Percentage of lot occupied by building:

Now: 14.6 %

With proposed addition: 14.6 %

n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>19.2' (House)</u>	<u>21.1'</u>	<u>6.9'</u>	<u>5.2'</u>
	<u>16.2' (Porch)</u>			

b. Proposed: 16.0' to 19.2' to house. 69' 5.2'  
New portico 16.2' to stoop

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

None.

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 Attachment 5</u>	<u>Front yard 40'</u>	<u>16'</u>
<u>59 Attachment 5</u>	<u>Side yard 15'</u>	<u>5.2'</u>
<u>59 Attachment 5</u>	<u>Rear yard 35'</u>	<u>25.7'</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.

The variances required are pre-existing conditions due to the location of the existing dwelling on the lot

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.

*MV...*  
Applicant's Signature

9/1/22  
Date

\_\_\_\_\_  
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.

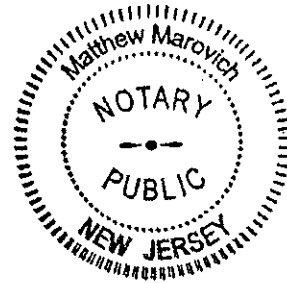
*MV...*  
Owner's Signature

9/1/22  
Date

Subscriber and sworn to before me this

31 day of July, 2022 (Year)

Matthew Marovich  
(Notary)



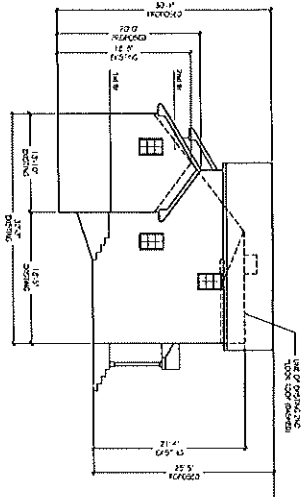
### ZONING TABLE

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

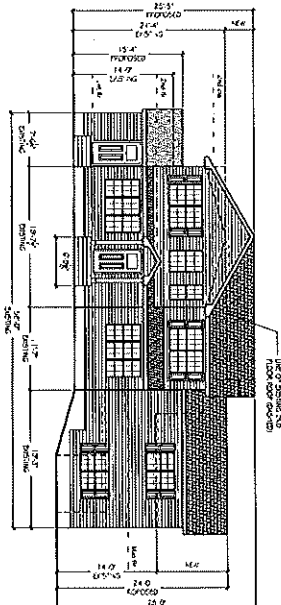
	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15,000</u> sf min	<u>9894</u> sf	<u>9894</u> sf
Lot Width	<u>160</u> ft min	<u>135</u> ft	<u>135</u> ft
Lot Depth	<u>140</u> ft min	<u>74.18</u> ft	<u>74.18</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>14.6</u> %	<u>14.6</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>24.3</u> %	<u>32.5</u> %
Front Setback	<u>40</u> ft min	<u>16.2</u> ft	<u>16</u> ft
Side Setback	<u>15</u> ft min	<u>5.2</u> ft (Left) <u>69</u> ft (Right)	<u>5.2</u> ft (Left) <u>69</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>21.1</u> ft	<u>21.1</u> ft
Building Height	<u>35</u> ft max <u>2</u> stories max	<u>24</u> ft <u>2</u> stories	<u>28</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.

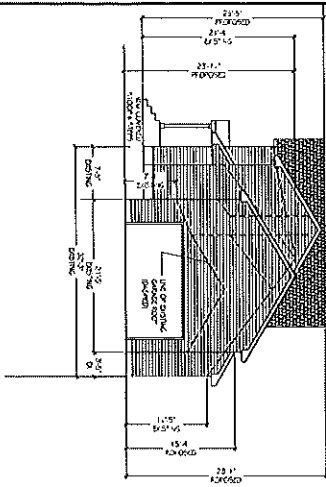
\*\*Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.



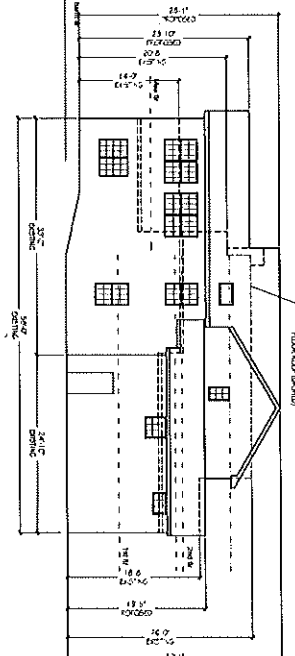
6 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



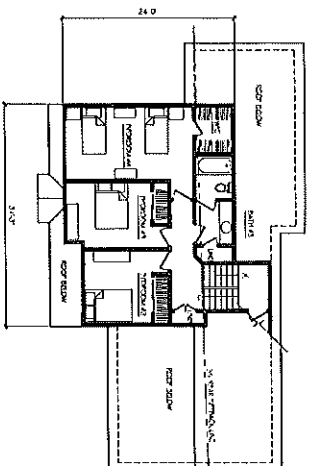
5 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



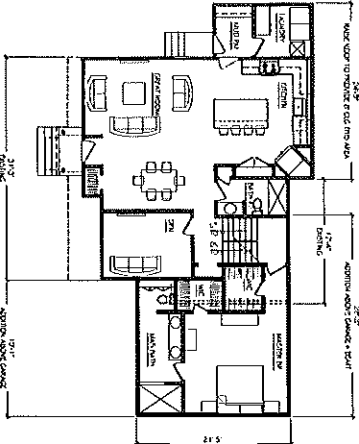
8 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



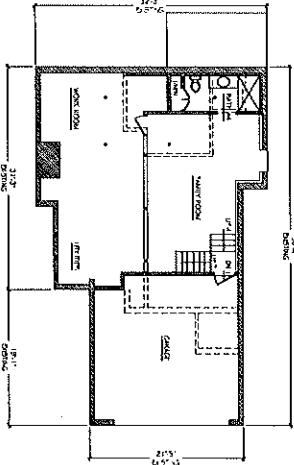
7 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



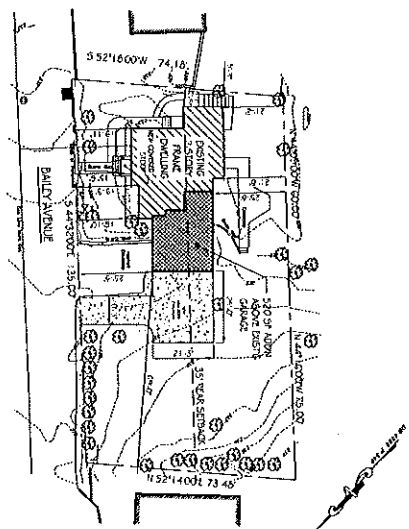
4 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

ZONING SUMMARY CHART			
PROPERTY ZONED: RA-1 SINGLE FAMILY ZONE			
DESCRIPTION	EXISTING	PROPOSED	VARIANCE
YAN LOT AREA	11,000 S.F.	7,800 S.F.	NO CHANGE
YAN LOT WIDTH	100.0 FT	75.0 FT	NO CHANGE
YAN LOT DEPTH	100.0 FT	74.9 FT	NO CHANGE
YAN FRONT YARD	40.0 FT	32.0 FT (20'-0" TO 32'-0")	NO CHANGE
YAN REAR YARD	40.0 FT	15.0 FT (15'-0" TO 40'-0")	NO CHANGE
YAN SIDE YARD	35.0 FT	25.0 FT (25'-0" TO 35'-0")	NO CHANGE
YAN SIDE YARD DEPTH	15.0 FT	15.0 FT	NO CHANGE
YAN SIDE YARD WIDTH	15.0 FT	15.0 FT	NO CHANGE
YAN BUILDING COVERAGE	20% - 1,370 S.F.	14.4% - 1,146 S.F.	NO CHANGE
YAN WYTHOOD COVERAGE	40% - 3,200 S.F.	24.3% - 2,000 S.F.	NO CHANGE
YAN FLOOR FLOOR	2	2	NO CHANGE
YAN FLOOR FLOOR	25.0 FT	25.0 FT	NO CHANGE

IMPERVIOUS COVERAGE CALCULATION			
EXISTING	PROPOSED	TOTAL	
YAN LOT AREA	11,000 S.F.	11,000 S.F.	
YAN LOT WIDTH	100.0 FT	100.0 FT	
YAN LOT DEPTH	100.0 FT	100.0 FT	
YAN FRONT YARD	40.0 FT	32.0 FT	
YAN REAR YARD	40.0 FT	15.0 FT	
YAN SIDE YARD	35.0 FT	25.0 FT	
YAN SIDE YARD DEPTH	15.0 FT	15.0 FT	
YAN SIDE YARD WIDTH	15.0 FT	15.0 FT	
YAN BUILDING COVERAGE	20% - 1,370 S.F.	14.4% - 1,146 S.F.	
YAN WYTHOOD COVERAGE	40% - 3,200 S.F.	24.3% - 2,000 S.F.	
YAN FLOOR FLOOR	2	2	
YAN FLOOR FLOOR	25.0 FT	25.0 FT	

**Q&S**

DESIGN & CONSTRUCTION  
PROPOSED PLANS  
ELEVATIONS, NOTES  
PR-01  
VAR-1

DATE: 08/14/2024  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
SCALE: 1/8" = 1'-0"