

FILE NO. _____ DATE _____
DATE OF HEARING _____ DISPOSITION _____

BOARD OF ADJUSTMENT
MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME ELOZOR ~~YBABA~~ PREIK

ADDRESS 65 MAIDEN LANE

OWNER'S NAME S.A.A.

OWNER'S ADDRESS S.A.A. PHONE # 201-281-2545

FED I.D. # or S.S. # 094-48-7461

Applicant will be represented at public hearing by SELF

TO THE BOARD OF ADJUSTMENT:

Application is hereby made for a variation/appeal from the requirements of Section (s) _____ and /or from the requirements of the Scheduled Limiting Bulk of Buildings of the Zoning Ordinance in accordance with plans and specifications attached hereto and/or decision of Zoning Officer. The location of this property is at

NUMBER: 65 MAIDEN LANE

DESIGNATED AS Block (s) 328 and lot (s) 14

On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R5

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____

LOT COVERAGE FRONT YARD _____ REAR YARD _____ SIDE YARD _____

TOTAL SIDE YARD _____ OTHER (specify) _____

THE REASON FOR DESIRED VARIANCE/APPEAL

WE WOULD LIKE TO ADD A SUN ROOM
AND A DECK TO IMPROVE OUR OUTDOOR LIVING
SPACE

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 57 X 100 2. SQUARE FEET IN LOT 5700

3. SIZE OF PRESENT BUILDING 40 X 30 4. STORIES 2

14X12.5 # 11X21/10X7.5

5. TOTAL AREA 1680 SQ. FT. 6. NUMBER OF ROOMS 11

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 29.5 %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY _____
SINGLE FAMILY

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES _____
NO (If yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY _____
PRIVATE HOMES

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE PREMISES?
YES NO _____ IF SO, DATE FILED _____
DISPOSITION APPROVED

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE?
YES _____ NO (IF SO, EXPLAIN) _____

13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?
YES _____ NO

14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?
YES _____ NO

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER
MUNICIPALITY?
YES _____ NO

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES _____ NO ✓ _____

17. SIZE OF NEW ADDITION _____ x _____ SQ. FT.
_____ AREA _____ HEIGHT

18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
_____ AREA _____ HEIGHT

19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
44 %

20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1

NOTE: ALL APPLICATIONS MUST INCLUDE:

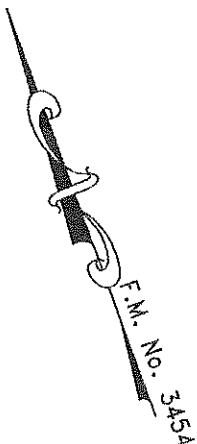
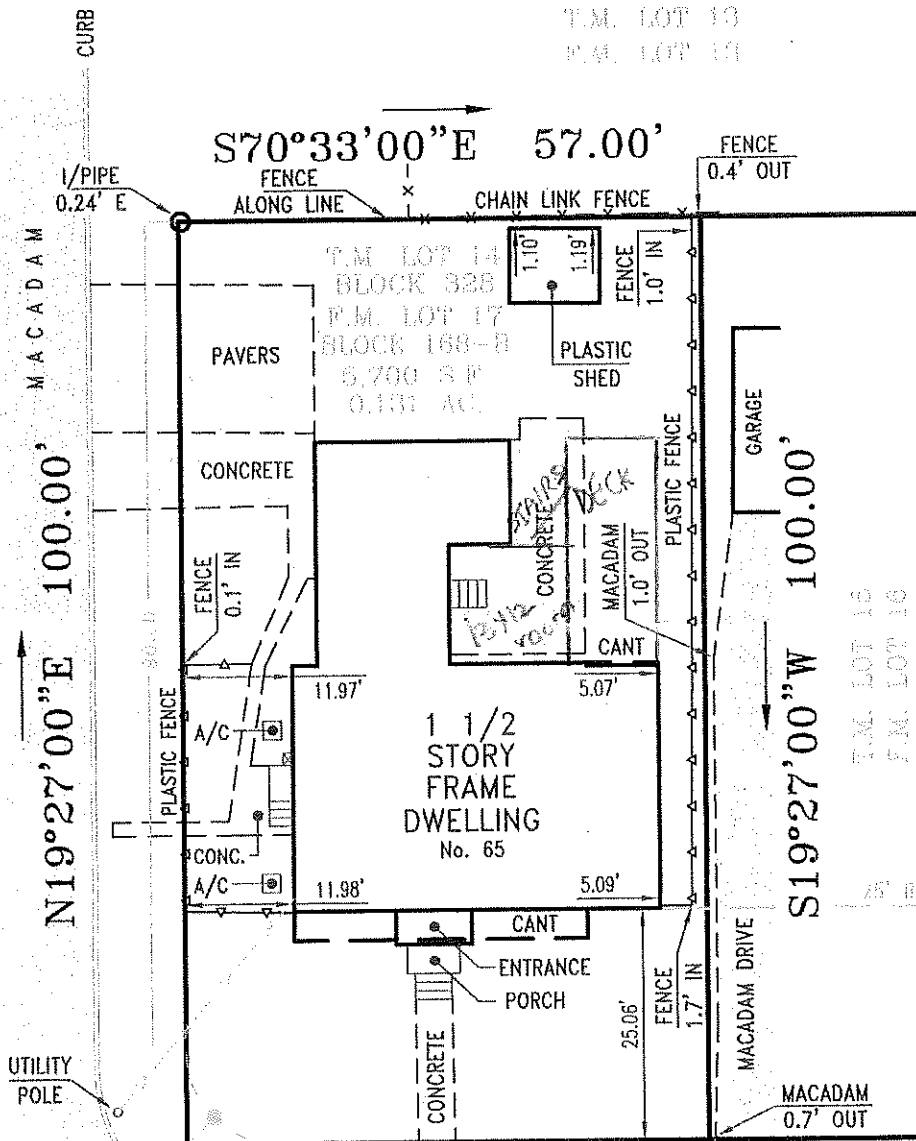
1. Completed Application Form with Affidavits of Accuracy and Ownership.
2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately.
3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable.

- ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE.
- ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE.
- ALL RETURN RECEIPTS MUST BE SUBMITTED PRIOR TO HEARING.

OF HAVEN HOMES, INC., BERGENFIELD, N.J.
 DATED MAY 18, 1946 & FILED IN THE BERGEN
 COUNTY CLERK'S OFFICE ON JUNE 10, 1946
 AS MAP No. 3454.

FREDERICK PLACE

50' R.O.W.



A=15.67'
 R=10.10'
 B=N26°33'00"W
 C=14.14'
 (SURVEY INFORMATION)

S70°33'00"E 57.00'
 N19°27'00"E 100.00'
 S19°27'00"W 100.00'
 N70°33'00"W 57.00'

MAIDEN LANE 50' R.O.W.

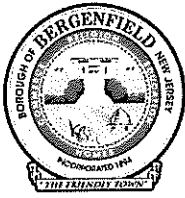
P.O.B. (SURVEY)

JAMES P. DEADY SURVEYOR, LLC
 PROFESSIONAL LAND SURVEYING SERVICES
 295 ROUTE 22 EAST, ONE SALEM SQUARE
 SUITE 202 WEST
 WHITEHOUSE STATION, NJ 08889
 (908) 534-0145 (908) 534-0147 FAX

REVISIONS	DATE	Scale: 1"=20'
UPDATE	01/20/21	Date: 09/19/17
		Dwn. By: M.M.
		Chk'd By: J.C.R.
		FILE# 203-190-3
		BK 372 PG 90

SURVEY
 of
TAX LOT 14-BLOCK 328
 LOCATED IN THE
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY

BY: *John C. Ritt*
 John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
 Certificate No. 24GA28199000



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

February 5, 2021

Elozor & Batsheva Preil
65 Maiden Lane
Bergenfield, NJ 07621

RE: Sunroom & Deck

Dear Mr. /Mrs. Elozor & Baisheva Preil

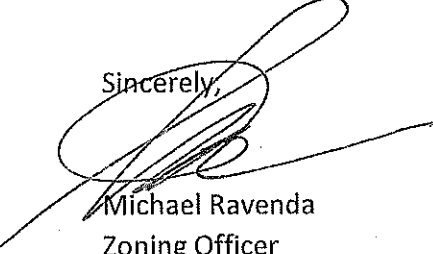
Your application for a deck and sunroom has been denied for the following reason:

1. Maximum required improved lot coverage is 40 % or 2280 sf.
Proposed improved lot coverage is 44 % or 2510 sf.

You have the right to appeal my decision to the zoning board of adjustment. You must contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,


Michael Ravenda
Zoning Officer