

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 Paul & Serena Koppel
ADDRESS 35 Thomas Blvd.
OWNER'S NAME Garcia
OWNER'S ADDRESS _____ PHONE # [REDACTED]
FED I.D. # or S.S. # _____

Applicant will be represented at public hearing by Louise Gysel, Architect

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: 35 Thomas Blvd.
DESIGNATED AS Block (s) 302 and lot (s) 26
On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R-6
VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____
LOT COVERAGE FRONT YARD _____ REAR YARD _____ SIDE YARD
TOTAL SIDE YARD _____ OTHER (specify) improved lot coverage

THE REASON FOR DESIRED VARIANCE/APPEAL
to construct a new 2nd story addition + a new
1st 2 story addition

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 60' X 125' 2. SQUARE FEET IN LOT 7500
 3. SIZE OF PRESENT BUILDING 45' X 49' 4. STORIES 2
X
 5. TOTAL AREA 2427 SQ. FT. 6. NUMBER OF ROOMS 8
 7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 32.74 %
 8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY 1 family
-
9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES _____
 NO X (If yes, provide a copy of same)
10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY _____
Single family Residential
11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE PREMISES?
 YES X NO _____ IF SO, DATE FILED 2011
 DISPOSITION Approved front yard SB + carriage
12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE?
 YES X NO _____ (IF SO, EXPLAIN) _____
side yard lot carriage + impaled lot carriage
13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?
 YES _____ NO X
14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?
 YES _____ NO X
15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER
 MUNICIPALITY?
 YES _____ NO X
-

DESCRIPTION OF PROPOSED CHANGES

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

17. SIZE OF NEW ADDITION 24' x 55'6" SQ. FT.

_____ AREA 29' HEIGHT

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

2,535.57 AREA 29' HEIGHT

19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS

33.80 %

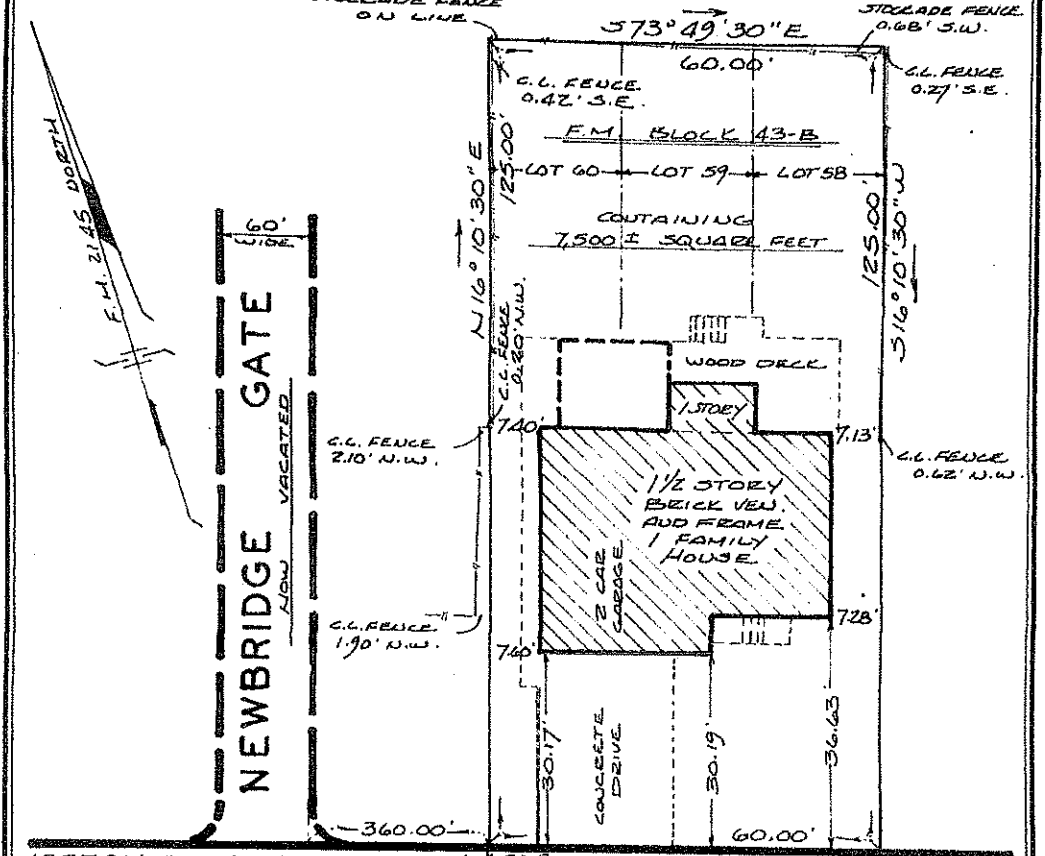
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1

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 OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE.
- ALL RETURN RECEIPTS MUST BE SUBMITTED PRIOR TO HEARING.

Map of Property Situated In: BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY



1327.96' TO THE SOUTHWESTERLY CORNER OF THE SIDLINING OF NEWBRIDGE ROAD (60' WIDE) PROJECTED
N 73° 49' 30" W
ST. NO. 35
80' WIDE

THAMES BOULEVARD

FAQ NOTES

- 1- BEING KNOWN AND DESIGNATED AS LOTS 58, 59 AND 60 IN BLOCK 43-B ON A CERTAIN MAP ENTITLED "WEST ENGLEWOOD PARK, TEANECK AND BERGENFIELD, NEW JERSEY, HUDSON WEST SHORE REALTY CORP." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 1926 AS MAP NO. 2145.
- 2- BEING KNOWN AS TAX LOT 26, BLOCK 302.
- 3- SUBJECT TO ANY EASEMENTS OR RESTRICTIONS NOT RECORDED.
- 4- PROPERTY CORNERS HAVE NOT BEEN SET.

This Survey Is Certified To: PAUL R. KOPPEL AND SERENA A. KOPPEL, HUSBAND AND WIFE - HUDSON CITY SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR - TITLE LINES (TL 40831)
AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY - HOWARD CHERNOFF, ESQUIRE

SURVEY No. 01-0624
FIELD BOOK J17, 142
MAP. No. _____
SCALE 1" = 20'

LOUIS R. PUOPOLO III
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER
165 Menard Avenue • Springfield, NJ 07081
197.31376.1438 • Fax 197.31376.1821
Louis R. Puopolo III Date: July 6, 2001
Louis R. Puopolo 111 NJPLS, Reg #33535 • N I PP Reg. #4092



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

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

June 22, 2021

Mr and Mrs Paul Koppel
35 Thames Blvd
Bergenfield, NJ 07621

RE: Addition

Dear Mr and Mrs Koppel

Your application for the addition has been denied for the following reason:

- Required side yard is 7.5 ft, proposed is 7.13 ft with new addition.
- Lot coverage required 30%, proposed 33.80%. Combined side yard required 15 ft, proposed combined side yard 14.53 ft with new addition.
- Maximum improved lot coverage 35%, proposed improved lot coverage 45.79%

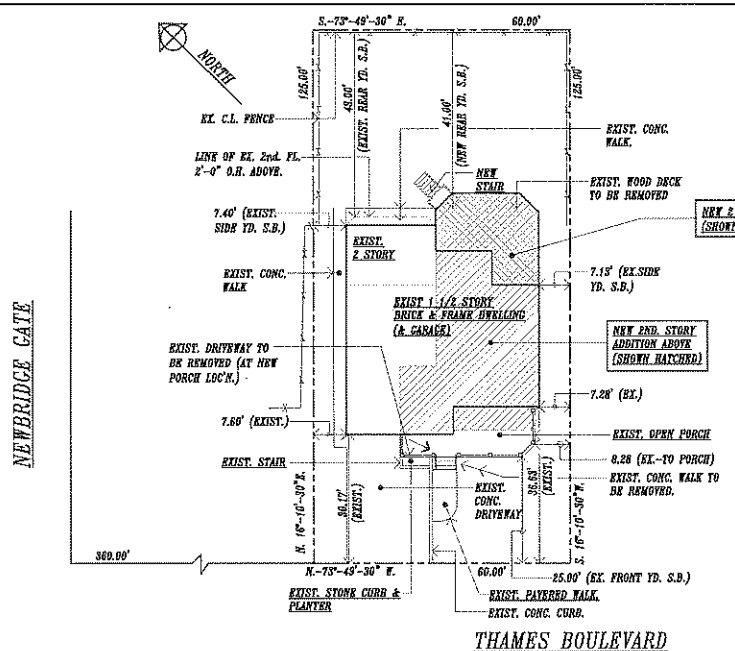
You have the right to appeal my decision to the Zoning Board. You may also contact the Building Department to obtain the proper applications.

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,

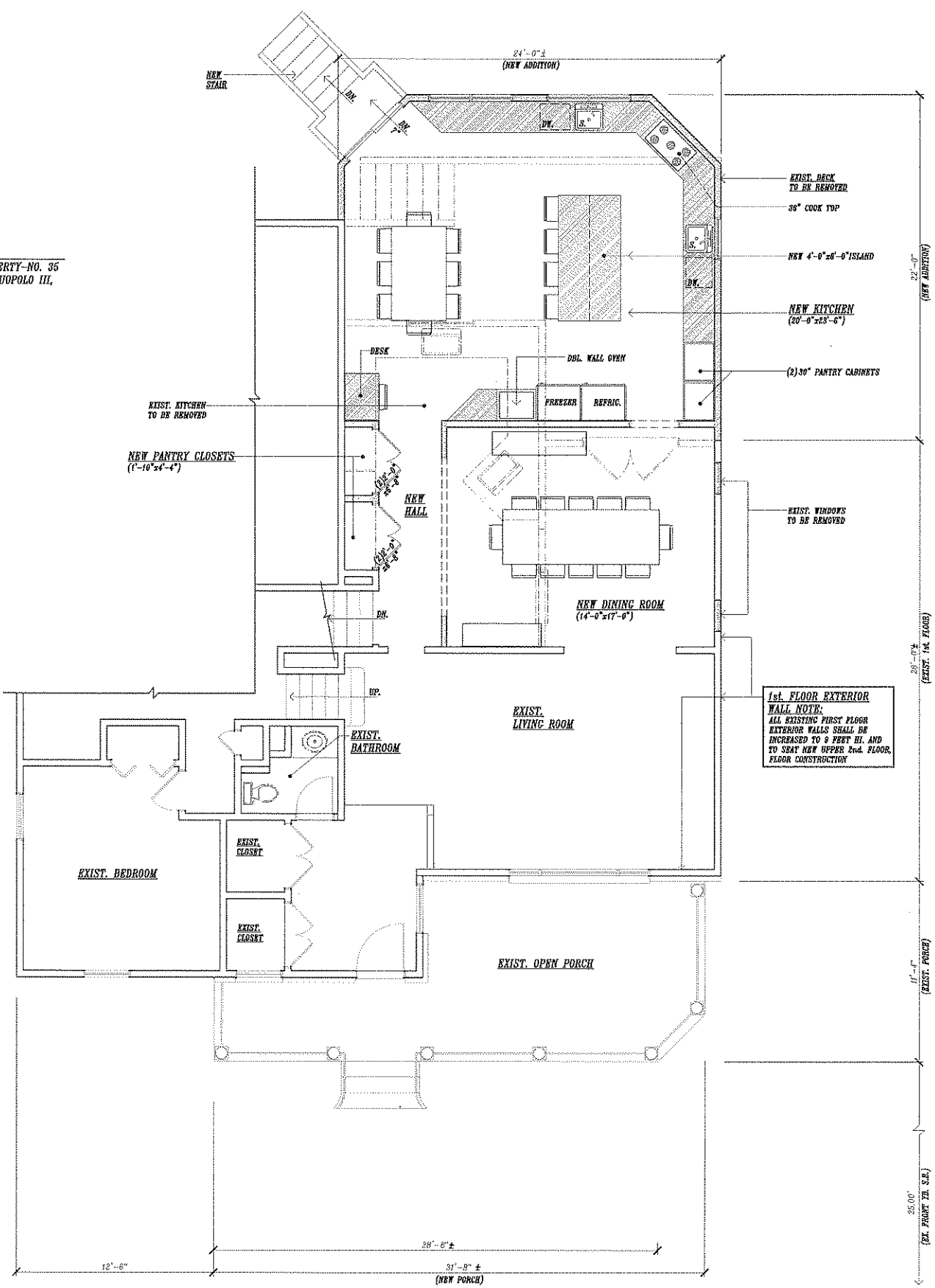
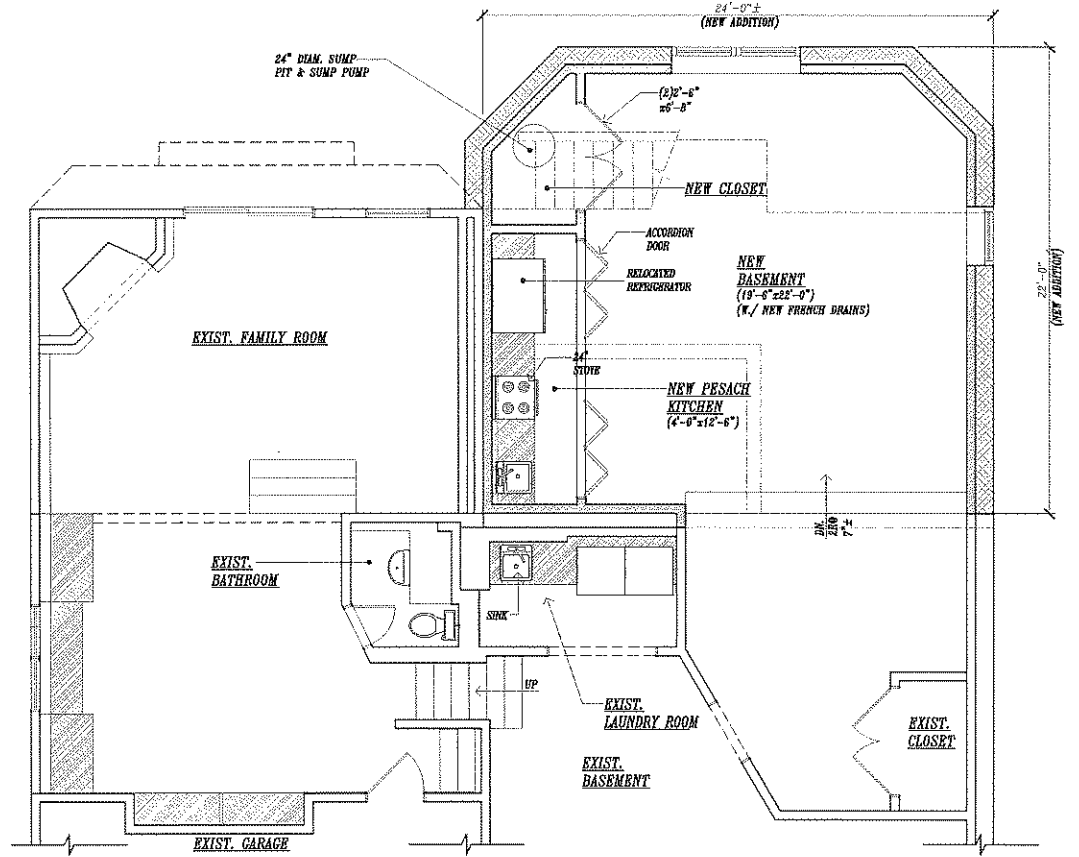
Michael Ravenda
Zoning Officer

tbz

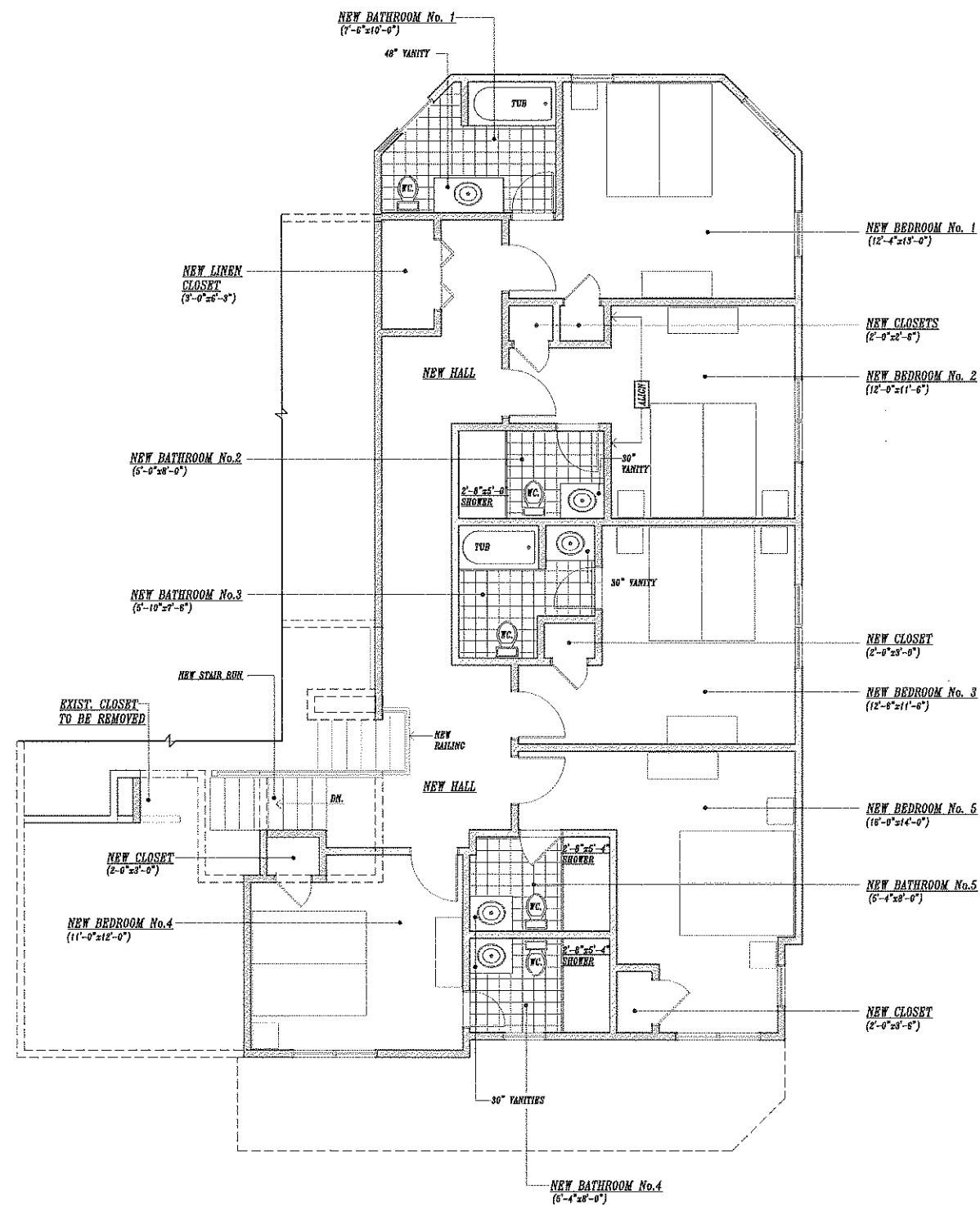


ZONE: R-6
BLOCK: 302; LOT: 26
ZONING LEGEND:

	ALLOWED/REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 S.F.	7,500 S.F.	7,500 S.F.
LOT WIDTH	60 FT.	60 FT.	60 FT.
FRONT YARD	25 FT.	25.00 FT.	30.17 FT. (NEW TO ADDITION)
SIDE YARD	7.50 FT.	7.40 FT.	7.40 FT. (EX.-NO CHANGE)
SIDE YARD	7.50 FT.	7.13 FT.	7.13 FT. (EX.-NO CHANGE)
REAR YARD	25 FT.	43.00 FT.	41.00 FT. (NEW)
LOT COVERAGE	30 % (2,250 S.F.)	32.76 % (2,427 S.F.)	33.80 % (2,535 S.F.) (NEW)
IMPROVED LOT COVERAGE	35 % (2,625 S.F.)	44.66 % (3,350 S.F.)	45.79 % (3,434 S.F.) (NEW)
BUILDING HEIGHT/STORIES	28 FT.; 2 STORIES	27 FT.; 2 STORIES	29 FT.; 2 STORIES (NEW)
COMBINED SIDE YARD	15 FT.	14.53 FT.	14.53 FT. (EX.-NO CHANGE)



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



UPPER SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

PROPOSED ADDITIONS & HOUSE ALTERATIONS

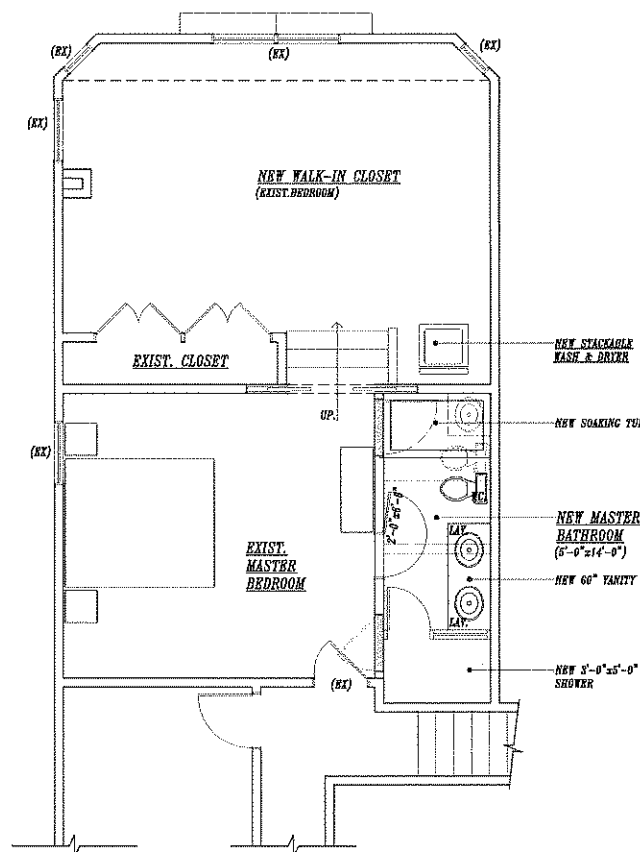
at: EXISTING RESIDENCE

35 Thomas Blvd.
Bergenfield, New Jersey
(Owner: Mr. & Mrs. Phil Lippert)

LAWRENCE P. QUIRK, AIA
ARCHITECT

15 Union Avenue
Rutherford, N.J.

Cell. No. 09953 (201) 372-9350



SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

PROPOSED ADDITIONS & HOUSE ALTERATIONS

at: **EXISTING RESIDENCE**

35 Thomas Blvd.
Bergenfield, New Jersey
(owner: Mr. & Mrs. Paul Koppell)

LAWRENCE P. QUIRK, AIA
ARCHITECT

15 Union Avenue
Rutherford, N.J.

Cert. No. 08963 (201) 372-9190



FRONT ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"



SIDE ELEVATION
Scale: 1/4" = 1'-0"

DRAWING:

A-4

OF 4

DATE:
JUNE 11, 2021

REVISIONS:

PROPOSED ADDITIONS & HOUSE ALTERATIONS
at: EXISTING RESIDENCE

34 Thomas Blvd.
Bergenfield, New Jersey
(owner: Mr. & Mrs. Paul Koppell)

LAWRENCE P. QUIRK, AIA
ARCHITECT

15 Union Avenue
Rutherford, N.J.

Cert. No. 08963 (201) 372-9150