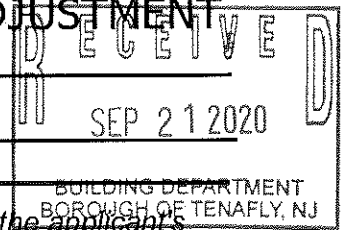


APPLICATION TO THE TENAFLY BOARD OF ADJUSTMENT



APPLICATION #ZB2020 - 11 APPLICATION DATE: _____

(All sections of this form must be fully completed by the applicant or the applicant's designated representative – please type or neatly print all information.)

Property Street Address: 16 Knoll Road, Tenafly, NJ

Block: 1404 Lot: 28 Zone: R-20 Historic Property: YES NO

Current Use: Residential

Proposed Use: NO CHANGE

Applicant(s): Kenneth Allen Phone: 201 321 3066

Address: 16 Knoll Road, Tenafly Email: kla2@nyu.edu

Applicant is the: Owner Contract Purchaser Other: _____

Property Owner, if different from applicant: N/A

Address: N/A

Briefly describe what variance(s) or action is being requested by making this application:

15% Building Coverage permitted-18% proposed, 22.5% FAR permitted - 27% proposed.

Have there been prior Zoning Board or Planning Board applications involving this property?

YES NO If yes, please specify the date(s) and type of approval or action requested:

Variance request for side yard setback for generator 7'. ZB2013-08

Request approved on 06/03/2013 but the new generator was never installed.

The variance or action requested above was: GRANTED DENIED

Are there any easements or deed restrictions affecting this property? YES NO

If so, please explain and attach copies: _____

<u>ZONE DISTRICT R-20</u>			
	<u>ZONE REQUIREMENT</u>	<u>EXISTING</u>	<u>PROPOSED</u>
<u>Lot Area:</u>	20,000SF	12,407 SF	NC
<u>Lot width (at front yd setback)</u>	100'	120'	NC
<u>Lot width (at street)</u>	60'	122'	NC
<u>Front yard</u>	40'	32.5'/43.2	NC
<u>L side yard or L front yard</u>	15'	34'	NC
<u>R side yard or R front yard</u>	15'	15.2'	NC
<u>Rear yard</u>	30'	N/A	
<u>Detached garage:</u>		N/A	
<u>Side yard/Rear yard</u>	10'/10'	N/A	
<u>Accessory building:</u>		N/A	
<u>Side yard/Rear yard</u>	10'/10'	N/A	
<u>Lot coverage – principal structure:</u>	1,861 SF	1,998 SF	2,196 SF
<u>Percent of lot/square feet</u>	15%/3000 SF	16%	18%
<u>Front yd coverage by driveway:</u>			
<u>Percent of front yard</u>	30%	17%	NC
<u>Fences/walls & Hedges:</u>			
<u>Percent open/height</u>			
<u>Height of main building:</u>			
<u>Number of stories/feet</u>	2.5/30'	2.5/29'	NC
<u>Floor area ratio:</u>			
<u>Percent of lot/square feet</u>	22.5%/4500 SF	24.9%/3,098 SF	27%/3,296 SF
<u>Total Impervious coverage</u>	4,139 SF	4,209 SF	NC
<u>Floor Area Ratio Calculation:</u>			
<u>SF, measured at outside walls each floor</u>			
<u>Basement</u>			
<u>First Floor</u>		1,998 SF	2,196 SF
<u>Second Floor</u>		1,513 SF'	NC
<u>Third Floor</u>			
<u>Garage</u>		-400 SF allowed	NC
<u>Accessory Structure</u>			
<u>TOTAL:</u>		3,111 SF	3,309 SF

If a question below does not apply to the type of variance or action being requested, please write N/A for "Not Applicable".)

Please check the kind of determination or variance you seek:

N/A _____(a) A determination that the Zoning Officer did not correctly apply the Ordinance.

N/A _____(b) An Interpretation of the Zoning Code or map.

N/A _____(c) A dimensional variance for a structure, surface pavement or required parking other than listed under (d) below.

_____ (d) A use variance

An expansion of a non-conforming use

A deviation from a requirement which relates solely to a conditional use. [N.J. Statute 40:55D-67.]

■ An increase in FAR

■ Other:

Increase in Building Coverage

N/A _____(e) Permission to build on a lot which does not abut on an improved street [N.J. Statute 40:55D-35.]

(Additional pages may be attached if more space is required to answer any of the following questions. Please be sure to reference the question number(s) being answered.)

1. If your application is the kind described in (a) or (b) above, please explain.

N/A

2. If your application is the kind described in (c) or (e) above, do you claim that strict application of the Code would result in peculiar and exceptional practical difficulties to you, or exceptional and undue hardship on you, because of: N/A

i) exceptional narrowness, shallowness or shape of lot?

YES NO

or ii) exceptional topographical conditions?

YES NO

or iii) an extraordinary and exceptional situation uniquely affecting your lot

and the structure(s) thereon?

YES NO

2a. If yes, please specify the exceptional condition and how it results in the difficulties or hardship you claim: N/A

3. If you seek a dimensional or parking variance under (c) above, do you claim that the purposes of the Municipal Land Use Law (NJSA 40:55D-2) would be advanced by the deviation from the Code requirement? N/A

YES NO If yes, please explain:

4. If you seek a variance under (d) above, NJSA 40:55D-70(d) requires proof of what is known in zoning law as "special reasons". In your case, do you claim that the land or building cannot be reasonably used by anyone for one of the uses permitted in the Zone District?

YES NO If yes, please explain:

5. Do you claim that there is some reason why the land or building is specially suited for a use not permitted in the Zone District?

YES NO If yes, please explain:

The property is substantially undersized for what is zoned for this district. In fact the existing structure exceeds the building coverage and FAR already. Our proposed increase would still be in the guidelines for a compliant lot size, and our airy one story addition would not create a house that is out of scale with the neighboring environment. Given the location of the proposed addition at the rear of the house, we believe this would not have any negative impact on neighboring properties.

DEPARTMENT OF BUILDINGS
ZONING OFFICE
LETTER OF DENIAL
BOROUGH OF TENAFLY

Date: 07/30/2020
Re:Application#: 6102

Voucher/Receipt#	66504
Check #:	6431
Amount collected	\$ 25.00

To:
ALLEN, KENNETH L & CAROL J
16 KNOLL RD
TENAFLY NJ 07670

Your application for a permit to:

ADDN

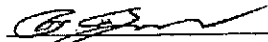
on the property at 16 KNOLL RD TENAFLY Block : 1404 Lot : 28
has been denied for noncompliance with provisions of Article (s) : 35 Sections :801.4b of the Municipal Zoning Ordinance for the
following reasons:

15% BUILDING COVERAGE PERMITTED - 18% PROPOSED; 22.5% FAR PERMITTED - 27% PROPOSED

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Department of Buildings, Zoning Office.
Please contact this office to reactivate this permit.

Denied by:


Robert E. Byrnes, Sr.

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Robert E. Byrnes, Sr., Zoning Official