FILE NO.	DATE
DATE OF HEARING	DISPOSITION
BOA MUNICIPAL I	ARD OF ADUSTMENT BUILDING, BERGENFIELD, N.J.
OF REQUIREMEN	ON FOR VARIATION/APPEAL NTS OF ZONING ORDINANCE 1123
	Thanks Block
ADDRESS35	I hames Ixxv.
OWNER'S NAME	OMC PHONE #
OWNER'S ADDRESS	FED I.D. # or S.S. #
(s) and /or from the of the Zoning Ordinance in accordance	a variation/appeal from the requirements of Section requirements of the Scheduled Limiting Bulk of Buildings are with plans and specifications attached hereto and/or
decision of Zoning Officer. The locati	oil of this property is at
decision of Zoning Officer. The location NUMBER: 35 Thomas DESIGNATED AS Block (s) 30	s BNO.
NUMBER: 35 Tham	2 and lot (s) ZC
NUMBER: 35 Thoma DESIGNATED AS Block (s) 30	2 and lot (s) ZC
NUMBER: 35 / NOME DESIGNATED AS Block (s) 30 On the Assessment Map of the Boroug ZONING DISTRICT R-C	BNA. 2 and lot (s) ZC. gh of Bergenfield.
NUMBER: 35 / NOME DESIGNATED AS Block (s) 30 On the Assessment Map of the Boroug ZONING DISTRICT 8-C VARIANCES REQUIRED: LOT AR	and lot (s) ZC
NUMBER: 35 / NOME DESIGNATED AS Block (s) 30 On the Assessment Map of the Boroug ZONING DISTRICT 6 VARIANCES REQUIRED: LOT AR	and lot (s) ZC. ch of Bergenfield. REA LOT FRONTAGE ARD REAR YARD SIDE YARD



DESCRIPTION OF PROPERTY

1. SIZE OF LOT (O' X /25' 2. SQUARE FEET IN LOT 7500 3. SIZE OF PRESENT BUILDING 45' X 49 4. STORIES 2
3. SIZE OF PRESENT BUILDING 45 x 49 4. STORIES 2
X
5. TOTAL AREA <u>2427</u> SQ. FT. 6. NUMBER OF ROOMS <u>S</u>
7. PRECENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 32.74 %
8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY
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
Ingh Jany Residential
11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE PREMISES?
YES NO IF SO, DATE FILED
DISPOSITION Agriced front got SB + collage
12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE?
YESNO(IF SO, EXPLAIN)
Ende gd, bt corrage + imported bot collage.
13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?
YESNO
14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?
YES NO
15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER
MUNICIPALITY?
YESNO

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES NO
17. SIZE OF NEW ADDITION Zf' x 55°C SQ. FT.
AREA <u>29'</u> HEIGHT
18. SIZE OF NEW BUILDINGS x SQ. FT.
25355 CAREA 29 HEIGHT
19. PRECENTAGE OF PROPERTY TO BE OCCUPED BY ALL BUILDINGS
33.30%
20. NUMBER OF FAMILES/PERSONS TO BE PROVIDED FOR

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.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY, S COUNTY OF BERGEN	SS:
Serena Koegel	of full age, dully sworn according
to the law, deposes and says that he re	esides at 35 Thanks Boulevard in the
	in the country of United States, in
the State of New Jorsey t	that he is the owner in fee of real property
lying in the Borough of Bergenfield, know	
م عه ، الاصدد عصك and the he hereby a	•
make the within application in his behavioration are true. Sworn to before me this $\frac{19^{+h}}{1}$	
Day of 54/4 20 21	
ENAS RAGHEB NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES JANUARY 11, 2022	Owner
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	والمنافية المنافية

	617.500					
Map of Property Situated In: BEEGEU COUNTY, NEW JEESEY						
much of Ltobe	erty Situated in:	BERGEU COUNTY NEW TERSEY				
1	STOCKADE ON L	573° 49'30"E 0.68'5.W.				
\		(-)				
\		C.L. FEUCE. 0.42' S.E.				
<i>z</i> //		DEM BLOCK 43-B				
<i>a</i>]/		1 10 COT GO LOT 59 LOT 58				
2	B	8 8				
4	<u>, ⇔. </u>	10 7500 ± SQUARE FEET NO				
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TH.	AMES	BOULEVARD				
FQ NOTES						
	•					
1- BEING K	 2000 000 0	OESIGNATED AS LOTS 58, 59 AUD 60				
1- BEING K IN BLOCK ENGLEWO		CERTAIN MAP ENTITLED " WEST EANECK AND BERGENFIELD NEW				
I- BEING K IN BLOCK ENGLEWO JERSEY,		CERTAIN MAR ENTITLED " WEST EANECK AND BERCENFIELD, NEW ST SHORE REALTY CORP. "FILED IN THE				
I-BEING K IN BLOCK ENGLEWO JERSEY, BERGEN C 2-BEING KN	HOWN AUD A 43-B ON A OD PARK, TO HUDSON WES COUNTY CLERE	CERTAIN MAR ENTITLED " WEST EANECK AND BERGENFIELD, NEW ST SHORE REALTY CORP." FILED IN THE 'S OFFICE ON SEPTEMBER 14, 1926 AS MAP NO. 2145. LOT 26, BLOCK 302.				
1- BEING K 10 BLOCK ENGLEWO JERSEY, BERGEN C 2- BEING KN 3- SUBJECT	10000 000 0 13-8 00 0 100 PARK, TO HUDSON WES COUNTY CLERE OWN AS TAX TO ANY EASEHE	CERTAIN MAR ENTITLED " WEST FEANECK AND BERGENFIELD, NEW ST SHORE REALTY CORP." FILED IN THE 'S OFFICE ON SEPTEMBER 14, 1926 AS MAP NO. 2145. LOT 26, BLOCK 302, EUTS OR RESTRICTIONS NOT RECORDED.				
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I-BEING K FUGLEWO JERSEY, BERGEN C Z-BEING KN 3-JUBJECT 4-PROPERTY This Survey IS KOPPEL, BANK, IT INTEREST	LOWN AUD A 43-B ON A OD PARK, TO HUDSON WES COUNTY CLERE TO ANY EASEME Y CORNERS HA Certified To: F MUSBAND AUD TO MAY APP	CEETAIN MAP ENTITLED " WEST FEANECK AND BEEGENFIELD, NEW ST SHORE REALTY CORP." FILED IN THE 'S OFFICE ON SEPTEMBER 14, 1926 N MAP NO. 2145. LOT 2G, BLOCK 302. ENTS OR RESTRICTIONS NOT RECORDED. AVE NOT BEEN SET. PAUL R. KOPPEL AND SERENA A. D WIFE - HUDSON CITY SAVINGS DES AND/OR ASSIGNS, AS THEIR PEAR - TITLE LINES (TL 40831) NATIONAL TITLE MOSURANCE.				
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I-BENG K IN BLOCK ENGLEWO JERSEY, BERGEN C 2-BENG KN 3-SUBJECT A-PROPERTY This Survey IS KOPPEL, BANK, IT INTEREST AGENTS FO COMPANY SURVEY NO. 01-06 FIELD BOOK JI7,	LOWN AND A 43-B ON A DO PARK, TO HUDSON WES COUNTY CLERE OWN AS TAX TO ANY EASEME CORNERS HO Certified To: F MUSSAND AND TO MAY APP OR FIDELITY TO HOWARD	CERTAIN MAR ENTITLED " WEST FEANECK AND BEECENFIELD, NEW ST SHORE REALTY CORP." FILED IN THE SOFFICE ON SEPTEMBER 14, 1926 AN HAP NO. 2145. LOT 2G, BLOCK 302. EUTS OR RESTRICTIONS NOT RECORDED. AVE NOT BEEN SET. PAUL R. KOPPEL AND SERENA A. D WIFE - HUDSON CITY SAVINGS DES AND/OR ASSIGNS, AS THEIR. PEAR - TITLE LINES (TC. 40831) INATIONAL TITLE INSURANCE CHERNOFF, ESQUIRE PROFESSIONAL LAND SURVEYOR				
I-BENG K IN BLOCK ENGLEWO JERSEY, BERGEN C 2-BENG KN 3-SUBJECT 4-PROPECT, This Survey Is KOPPEL, BANK, IT INTEREST AGENTS FO COMPANY SURVEY NO. 01-06 FIELD BOOK JIT, MAP. NO.	LOWN DUD A 43-B ON A DO PARK, TO HUDSON WES COUNTY CLERE TO ANY EASEME Y CORNERS HO Certified To: F HUSSON DU TS MAY APP OR FIDELITY Y - HOWARD 24 142	CERTAIN MAR ENTITLED "WEST FEANECK AND BEEGENFIELD, NEW ST SHORE REALTY CORP." FILEO IN THE 'S OFFICE ON SEPTEMBER 14, 1926 N HAP NO. 2145. LOT 2G, BLOCK 302. EUTS OR RESTRICTIONS NOT RECORDED. AVE. NOT BEEN SET. PAUL R. KOPPEL AND SERENA A. D. WIFE - HUDSON CITY SAVINGS DES AND/OR ASSIGNS, AS THEIR PEAR - TITLE LINES (TL 10831) V. NATIONAL TITLE INSURANCE D. CHERDOFF, ESQUIRE PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER 165 Mercel Avenue * Springliede, NJ 07081				
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I-BENG K IN BLOCK ENGLEWO JERSEY, BERGEN C 2-BENG KN 3-SUBJECT 4-PROPERTY This Survey IS KOPPEL, BANK, IT INTEREST AGENTS FO COMPANY SURVEY NO. 01-04 FIELD BOOK JIT, MAP. NO.	Certified To: F HUSSAWD AUS COUNTY CLERE OWN AS TAX TO ANY EASEME CERTIFIED TO: F HUSSAWD AUI S SUCCESSO TO MAY API OR FIDELITY - HOWARD	CERTAIN MAR ENTITLED "WEST FEANECK AND BEEGENFIELD, NEW ST SHORE REALTY CORP." FILEO IN THE 'S OFFICE ON SEPTEMBER 14, 1926 N HAP NO. 2145. LOT 2G, BLOCK 302. EUTS OR RESTRICTIONS NOT RECORDED. AVE. NOT BEEN SET. PAUL R. KOPPEL AND SERENA A. D. WIFE - HUDSON CITY SAVINGS DES AND/OR ASSIGNS, AS THEIR PEAR - TITLE LINES (TL 10831) V. NATIONAL TITLE INSURANCE D. CHERDOFF, ESQUIRE PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER 165 Mercel Avenue * Springliede, NJ 07081				

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

BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE BERGENFIELD, NEW JERSEY 07621

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:

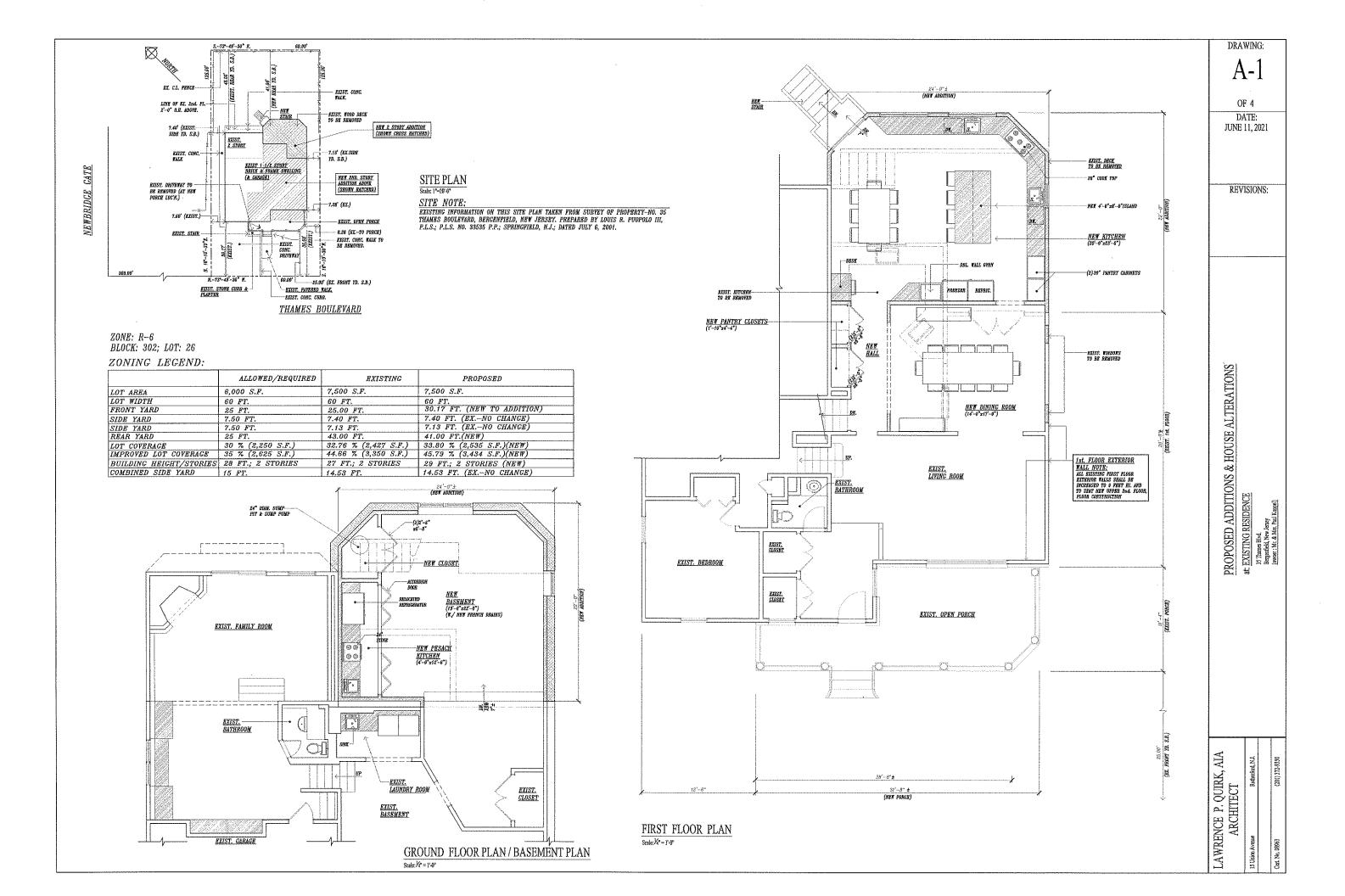
- Required side yard is 7.5 ft, proposed is 7.13 ft with new addition.
- Lot coverage required 30%, proposed 33.80%. Combined side yard required 15 ft, proposed combined side yard 14.53 ft with new addition.
- Maximum improved lot coverage 35%, proposed improved lot coverage 45.79%

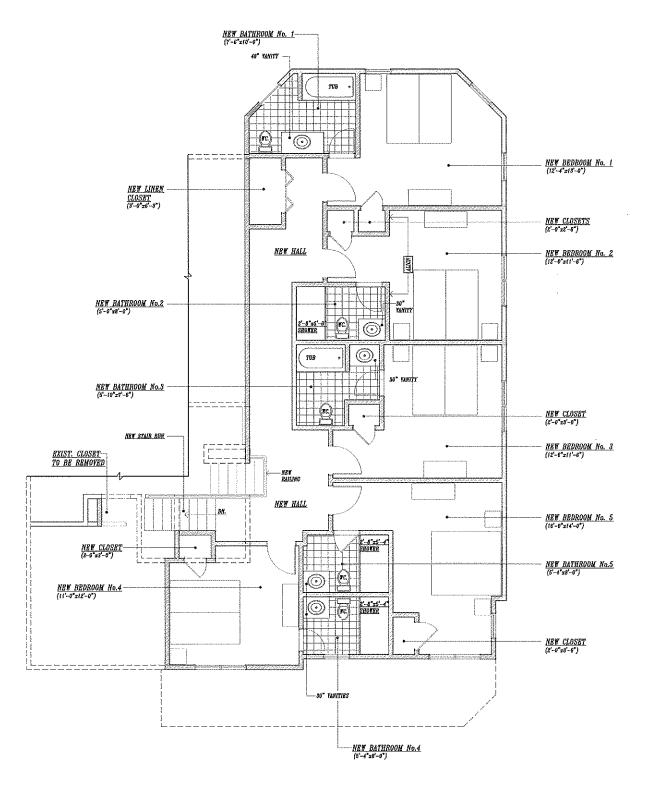
You have the right to appeal my decision to the Zoning Board. You may also contact the Building Department to obtain the proper applications.

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

Michael Ravenda Zoning Officer

tbz





UPPER SECOND FLOOR PLAN
Scale: 14:0"

DRAWING:
A-2

OF 4

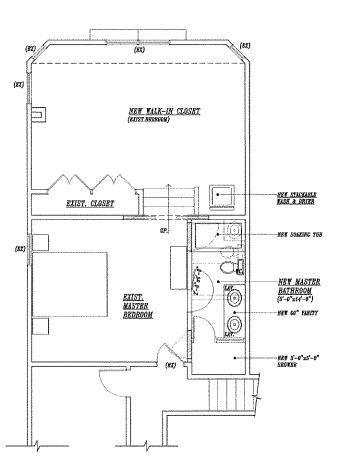
DATE:
JUNE 11, 2021

REVISIONS:

...

PROPOSED ADDITIONS & HOUSE ALTERATIONS
at: EXISTING RESIDENCE
35 Tabants Blvd
Bergenfield, New Jursey
[counter: Mr. & Max. Paul Koppel]

LAWRENCE P. QUIRK, AIA
ARCHITECT
Strion Averne
Rulberford, N.1.



 $\frac{SECOND\ FLOOR\ PLAN}{_{Scale:} \aleph_{r}=1^{s}0^{r}}$

DRAWING:

A-3

OF 4 DATE: JUNE 11, 2021

REVISIONS:

PROPOSED ADDITIONS & HOUSE ALTERATIONS
at: EXISTING RESIDENCE
35 Tannes Blvd.
Bespenfeld, New Jersey
(owner: Not. & Max. Paul Kappel)

LAWRENCE P. QUIRK, AIA ARCHITECT





FRONT ELEVATION Scale; 1/4 = 1/-0*

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



 $\frac{SIDE}{Scale: \text{\mathcal{H}}^*=1\text{*-0}^*}$

DRAWING: A-4

OF 4

DATE: JUNE 11, 2021

REVISIONS:

PROPOSED ADDITIONS & HOUSE ALTERATIONS
at: EXISTING RESIDENCE
35 Tannes Bits,
Begganfield, New Jersey
(owner: Mit. & Miss. Paul Koppel)

LAWRENCE P. QUIRK, AIA ARCHITECT