

Date 8/12/21

Docket No. 3059

**BOARD OF ADJUSTMENT**

**APPLICATION FOR VARIANCE FROM THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE BOROUGH OF RINGWOOD**

Application is hereby made for variance from the requirements of the Zoning Ordinance of the Borough of Ringwood to:

Erect }  
 Alter } a 12' x 16' rear deck  
 Extend } a yard variance (9' left side)  
 Use }

in accordance with plans or survey filed herewith.

Applicant Moira Culhane Hickey Address 21 Lakeview Rd. Ringwood NJ Tele. 201-694-5296

Owner Moira Culhane Hickey & Brian Hickey Address 21 Lakeview Rd.

Subject Property Address 21 Lakeview Rd. Ringwood NJ

Block 720 Lot 28 Zone R-20 E-mail moira.culhane@hotmail.com

If you are having an attorney represent you, please identify the attorney:

Name \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Are there any covenants or deed restrictions applicable to the property? ( ) Yes  No  
If yes, state nature of same:

\_\_\_\_\_

Have there been any previous applications(s) involving these premises:

( ) Yes ( ) No  Unknown

\* moira.culhane@hotmail.com

Please state the type of variance desired, the amount of the variance requested and the reason for same:

I need a 9' Left + Side Yard Variance  
so that I can add a deck to the  
back of my house.

\_\_\_\_\_  
\_\_\_\_\_

I hereby swear and affirm that all of the above statements and any statements or declarations contained within the papers submitted in support of this application are true.

*Justin L. Moore*

Applicant's Signature

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AFFIDAVIT OF OWNERSHIP  
(TO BE COMPLETED IF APPLICANT IS NOT PROPERTY OWNER)

I \_\_\_\_\_ hereby declare that I am the legal owner of said property and hereby grant permission for the applicant to apply for a variance for said property.

\_\_\_\_\_  
Owner's Signature

Sworn to before me this \_\_\_\_\_  
day of \_\_\_\_\_, 202 .

\_\_\_\_\_  
Notary Public

VARIANCE GRAPH

APPLICANT

Hickey

DOCKET NO. 3859

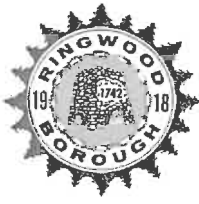
BLOCK 120

LOT 28

ZONE

R-20

	Lot Area Sq. Feet	Lot Width (Ft)	Lot Depth (Ft)	Max. Dist. Area	Imp. Lot Coverage	Lot Coverage	Building Height (Ft./Stories)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Acc. Structure
R-20	20,000	100 Feet	175 Feet	50%	35%	25%	35/2.5	35 Feet	15 Feet	35 Feet	20 Ft./Rear
R-40	40,000	150 Feet	200 Feet	30%	25%	20%	35/2.5	35 Feet	30 Feet	50 Feet	35 Ft./Rear
R-40V	40,000	150 Feet	200 Feet		25%	20%	35/40/2.5	35 Feet	30 Feet	50 Feet	35 Ft./Rear
RT-40	40,000	150 Feet	200 Feet	40%	35%	25%	35/2.5	35 Feet	30 Feet	50 Feet	35 Ft./Rear
CS-40	40,000	200 Feet	150 Feet		75%	25%	35/2.5	55 Feet	35 Feet	40 Feet	
CC-80	80,000	200 Feet	200 Feet		60%	25%	35/2.5	55 Feet	35 Feet	40 Feet	
C-200	200,000	200 Feet	500 Feet	10%	8%	5%	35/2.5	100 Feet	75 Feet	150 Feet	
CR-800	800,000	750 Feet	750 Feet		50%	10%	35/2.5	200 Feet	200 Feet	200 Feet	
GB-80	80,000	175 Feet	200 Feet		60%	35%	35/2.5	40 Feet	35 Feet	40 Feet	
NC-15	15,000	100 Feet	100 Feet		75%	25%	35/2.5	35 Feet	15 Feet	20 Feet	
NB-15	15,000	100 Feet	100 Feet		75%	25%	35/2.5	35 Feet	15 Feet	20 Feet	
I-60	60,000	200 Feet	300 Feet	80%	60%	35%	40/3	75 Feet	25 Feet	75 Feet	
Provided									6'		
Variance Required									9'		



## **BOROUGH OF RINGWOOD**

Building Department ■ Code Enforcement

Phone (973) 962-7880 Fax (973) 962-7823 building@ringwoodnj.net

### **DENIAL OF PERMIT APPLICATION**

HICKEY, BRIAN & MOIRA  
21 LAKEVIEW ROAD  
RINGWOOD, NEW JERSEY 07456

BLOCK: 720 LOT: 28

WORK SITE LOCATION: 21 LAKEVIEW ROAD

OWNER IN FEE: HICKEY, BRIAN & MOIRA

ADDRESS: 21 LAKEVIEW ROAD

RINGWOOD, NEW JERSEY 07456

PHONE: 201-694-5296

On 7-6-21, we received an application for a construction permit for the project/work at the above address. This project/work involves the following:

INSTALLATION OF A 12' X 16' REAR DECK - 192 SQFT.

This application is denied for the following reason(s):

REQUIRES A 9'(NINE FOOT) LEFT SIDE YARD VARIANCE.

To apply for a zoning variance, you may contact:

Ringwood Board of Adjustment  
60 Margaret King Avenue  
Ringwood, New Jersey 07456  
(973) 475-7131

Variance calculations are based on the information provided and it is possible that the Board may require a more recent survey or other information from the applicant.

Be advised your application may also require approvals from other local departments or state agencies. You may wish to obtain these approvals prior to making application to the Zoning Board of Adjustment.

A handwritten signature in black ink, appearing to read "Michael Hafner".

Michael Hafner, Zoning Official  
Date: 7/8/2021