

Date 7/9/21

Docket No. 3057

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 }
Extend } a Backyard deck
Use }

in accordance with plans or survey filed herewith.

Applicant _____ Address _____ Tele. _____

Owner Michael Sta Cruz Address _____

Subject Property Address 12 SYLVAN Lane

Block 745 Lot 20 Zone R-20 E-mail m.stacruz@yahoo.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:

Deed of Restriction

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

() Yes No () Unknown

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

We wish to construct a rear deck with stairs.
A 4' left side yard variance and a 2' rear yard variance are required.

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.


Applicant's Signature

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 Michael St. Cruz

DOCKET NO. 3057

BLOCK 745 LOT 20

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	260 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									11'	33'	
Variance Required									4'	2'	



BOROUGH OF RINGWOOD

Building Department ■ Code Enforcement

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

DENIAL OF PERMIT APPLICATION

STA CRUZ, MICHAEL & MELISSA
12 SYLVAN LANE
RINGWOOD, NEW JERSEY 07456

BLOCK: 745 LOT: 20

WORK SITE LOCATION: 12 SYLVAN LANE

OWNER IN FEE: STA CRUZ, MICHAEL & MELISSA

ADDRESS: 12 SYLVAN LANE

RINGWOOD, NEW JERSEY 07456

PHONE: 980-253-8301

On 4-7-21, we received an application for a construction permit for the project/work at the above address. This project/work involves the following:

10.5' X 12.25' REAR DECK WITH STAIRS

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


EXISTING DECK WAS BUILT WITHOUT APPROVALS. IT REQUIRES A 4'(FOUR FOOT) LEFT SIDE YARD VARIANCE AND A 2'(TWO FOOT) REAR 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.


Michael Hafner, Zoning Official

Date: 4/13/2021

