

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF WALDWICK
APPLICATION FORM
Hardship Variance**

Completed by Zoning Board:

Application No. 25-N
Date Received by Zoning Board 6.25.25
Hearing Date: 7.23.25

COMPLETED BY APPLICANT: Address of Premises 105 GROVE STREET
Block 39 Lot 53 Zone R-2
Size of Premises 2500 sq ft

1. **APPLICANT** applies to the Waldwick Zoning Board for relief from the terms of Article 92 Section 119.2.C of the Waldwick Zoning Ordinance to permit: 121.2.C

(Describe proposal) ADD A BACKYARD DECK THAT BEGINS AT THE DWELLING'S REAR DOOR AND EXTENDS TO AN ADJACENT DETACHED GARAGE. THE DECK'S HEIGHT WOULD BE AS LOW AS PERMITTED. AS DESIGNED, THE DECK IS NOT VISIBLE FROM THE STREET, OR FROM THE SIDE/BACK OF THE PROPERTY.

2. The type of relief requested by Applicant is:
(Check which type of variance you are applying for. This information can be received from the Zoning Official:)

☒ Hardship Variance
☐ Appeal Decision of Zoning Officer

3. The reasons which justify the granting of the relief requested are as follows:
(Explain exceptional and unique situations of the property which exist and how the zoning regulations affect you plan. Explain why the Board should grant the variance)

THE SET BACKS OF 35' FROM THE PROPERTY LINE AND 10' FROM THE DETACHED GARAGE ARE UNPROPORTIONATE TO THE SIZE OF OUR PROPERTY. THE PROPOSED IS A REASONABLE USAGE OF OUR GIVEN PROPERTY, AND IS AN APPROPRIATE IMPROVEMENT. THE LOCATION OF THE INTENDED DESIGN PROVIDES FUNCTIONALITY TO OUR YARD WHILE PRESERVING AND MAXIMIZING THE REMAINING OPEN LAWN SPACE, ALL WHILE RESPECTING THE PRIVACY OF OUR NEIGHBORS.

4. Name of Applicant: BRIAN WALTERS Address: 105 GROVE ST WALDWICK NJ 07463
Telephone: 201 925 7172 E-mail: BRIANWALTERSONLINE@gmail.com
5. Name of Applicant's Attorney, if any: N/A Address: N/A
6. Name of Owner of Premises: Brian + Brooke Walters Address: 105 GROVE STREET WALDWICK NJ 07463

Brooke Walters
Brian Walters

7. Presently on the premises is a LAWN
8. Accompanying this Application are 15 copies of a survey or plot plan of the premises which indicate all existing and proposed front yard, rear yard, and side yard dimensions, distances from structures, the square foot area of the premises and the location of all existing and proposed structures and site plan if required.
9. Include with this Application plans showing view of completed addition from each direction and photographs of existing conditions to assist the Board in their review.
10. The date of the last deed of record is: March 21, 2024, which deed was recorded in Deed Book at page _____.
11. Did the aforementioned deed convey title to other premises in addition to the premises which are the subject of the application? yes no
12. Does the current owner or the applicant now own or have any interest in any other Property which adjoins the premises which are the subject of this application? yes no.
(If yes, describe the contiguous property by reference to the current tax map of the Borough of Waldwick)
N/A
13. Have the premises which are the subject of this application been the subject of Waldwick Zoning or Planning Board action? yes no.
(If yes, please attach a copy of the Planning or Zoning Board resolution to this application.)
14. Has there been any previous appeal to the Waldwick Board of Adjustment involving the premises which are the subject of this application? yes no.
(If yes, state the nature of the appeal, and attach a copy of the resolution.)
15. Authorization by Owner (if co-owners, both must sign)

Brian Walters is hereby authorized to file this application with the Waldwick Zoning Board.

Owner: Brian Walters & Mark White Date: 6/6/2025

16. Certification by Applicant:

The undersigned applicant does hereby certify that all of the statements contained in this application are true, and that all taxes on the property which is the subject of this application have been paid.

Applicant: Brian Walters Date: 6/6/2025



**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Brian Walters

Zone: R-2

Application Date: 5-19-25

Block: 39

Address: 105 grove Street

Lot : 53

Application has been made to: Build a rear deck.

The proposed construction or use fails to meet the minimum following Zoning requirements of the BOROUGH OF WALDWICK:

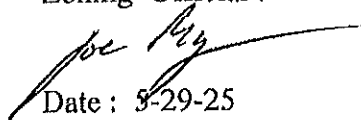
	<u>Code Section</u>		<u>Code Section</u>
Front Yard :		Lot Size:	
Side Yard :		Height :	
Rear Yard : X	97-119.2.C.	Use :	
Lot Coverage :		Misc. : X	97-121.2.C.
Code requires : 35'		Proposed : 11'	
Code requires : 10' (to garage)		Proposed : 3'	
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

R-1 40% max.	1. Total square feet of property: 7500 Sq.Ft.
R-2 40% max.	2. Total square feet of existing buildings: 2378 sq. Ft.
R-3 40% max.	3. Total square feet of addition: 380 Sq. Ft.
	4. % of improved lot coverage: 36.7 %

Note: Copies of this denial must be attached to all Zoning Board applications. You have 20 days from the date of this denial, to file for a Variance or appeal this decision.

Zoning Official :


Date : 5-29-25

Zoning survey

BLOCK 39 LOT 53 ZONE R-2 DATE 5/22/2005

A SURVEY SHOWING ALL EXISTING CURRENT STRUCTURES IS REQUIRED.
The exact location, size and the height of all proposed structures shall be drawn to scale, including the dimensions between the structures and the property lines.

Owner Last Name Walters First BRIAN
Address 105 Grove St City Waldwick State NS Zip 07463
Day Phone _____ Eve. _____ Cell 201 - 925 - 7192
Name of Applicant (if other than owner) _____
Email Address BrianWaltersOnline@gmail.com

Existing Square footage of the House = 928 Sq. Ft.
Deck = 0 Sq. Ft.
Shed = 0 Sq. Ft.
Detached Garage = 200 Sq. Ft.
Concrete Patio = 0 Sq. Ft.
Swimming Pool (Including concrete surround) = 0 Sq. Ft.
Driveway / Sidewalks = 1200 Sq. Ft.
Improved Lot Coverage = 2378 Sq. Ft.

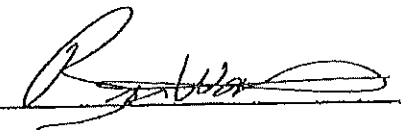
Lot Width 75' x Lot Depth 100' = 7500 Lot Size Sq. Ft.
Lot Size Sq. Ft. 7500 x 40 % allowed = 3000 Max. Sq. Ft. allowed.
Total Lot Coverage Sq. Ft. 2378 -- Lot Sq. Ft. 7500 = 31.7 % of Existing Coverage
PROPOSED PROJECT IS Backyard Deck

* Project Length 24 x * Project Width 21 = 380 * Sq. Ft. Coverage. * Irregular Shape - see Survey

Coverage Before Project 2378 Sq. Ft. + Project Coverage 380 = 2758 Sq. Ft.
Coverage Sq. Ft. 2758 -- Lot Sq. Ft. 7500 = 36.7 % Coverage After Project

Max. Allowed in Zone: R-1 = 40% R-2 = 40 % R-3 = 40 %

I certify that I am the owner or the owner's agent, and the above statements are true and factual.

Signed 

Date 5/22/2005

References:

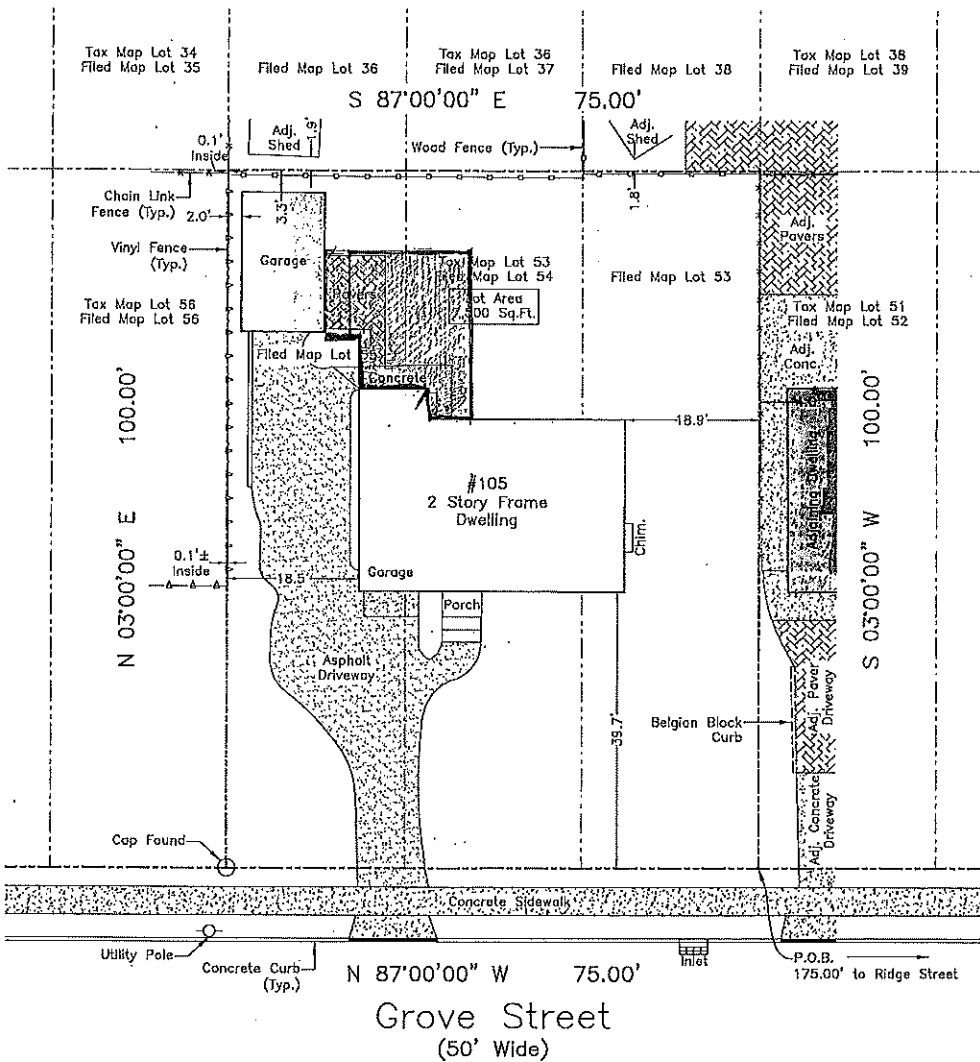
- 1. KNOWN AND DESIGNATED as Lots 53, 54 & 55 in Block 39 as shown on a certain map entitled, "Map of Ridgewald Highlands, Borough of Waldwick, Bergen Co., N.J.," filed in the Bergen County Clerk's Office on October 18, 1927 as Map No. 2343.
- 2. Deed Book 4924 Page 387

Notes:

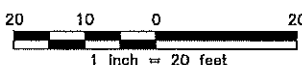
- 1. This survey is for title purpose only.
- 2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
- 3. Property subject to easements and restrictions of record and findings of a current title report.
- 4. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
- 5. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.
- 6. Subject to easements, restrictions, terms and conditions as shown on Filed Map No. 2343.




D.B. V1044 Pg. 401



This Survey is certified to:
Brian Walters and Brooke Walters, husband and wife
Chicken Settlement Services, Inc. (TSS-NJ-11715)
Identity National Title Insurance Company
Mary Tomasella, Esq.
canDepot.com, LLC, ISAOA ATIMA

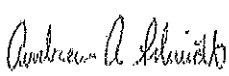




Schmidt Surveying

49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt



NJ Professional
Land Surveyor
No. 24GS04330100

Boundary Survey
Tax Lot 53 - Block 39
105 Grove Street
Borough of Waldwick
Bergen County, New Jersey

Drawn: LS	Checked: AS	Date: 3-20-24	Scale: 1" = 20'
--------------	----------------	------------------	--------------------



Street View
105 Grove St
Waldwick



FACING NE



Above
Facing N.