

ZONING BOARD OF ADJUSTMENT
BOROUGH OF WALDWICK
APPLICATION FORM
Hardship Variance

Completed by Zoning Board:

Application No. 25-P

Date Received by Zoning Board 9/12/25

Hearing Date: 9/24/25

COMPLETED BY APPLICANT: Address of Premises 58 Waldwick Avenue
Block 22 Lot 2 Zone R-2
Size of Premises 5,000 S.F.

1. APPLICANT applies to the Waldwick Zoning Board for relief from the terms of Article IV Section 97-119.2, C. of the Waldwick Zoning Ordinance to permit:

(Describe proposal) Build a second floor dormer

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)

Existing non-conforming side yards / undersized lot
Side yard setback: 10 ft. required, 6.10 ft. existing, 8.10 ft. proposed
Total both sides: 25 ft. required, 17.60 ft. existing, 21.60 ft. proposed

4. Name of Applicant: Andrew Johnson Address: 58 Waldwick Avenue
Telephone: (201) 421-7055

5. Name of Applicant's Attorney, if any:

Address: _____

Andrew Johnson

6. Name of Owner of Premises: Daniel Johnson Address: 58 Waldwick Avenue
7. Presently on the premises is a 1 1/2 story frame dwelling
macadam driveway & concrete walks
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: _____,
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 X no.
(If yes, describe the contiguous property by reference to the current tax map of the Borough of Waldwick)
- _____
13. Have the premises which are the subject of this application been the subject of Waldwick Zoning or Planning Board action? _____ yes X 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 X 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)

Edwin P. Sherman is hereby authorized to file this application with the Waldwick Zoning Board.

Owner: C —

Date: 9/4/25

16. Certification by Applicant:

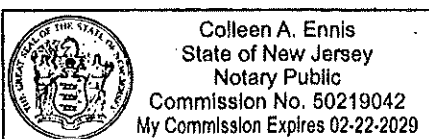
The undersigned applicant does hereby certify that all of the statements contained in this application are true, and that all taxes on the property which is the subject of this application have been paid.

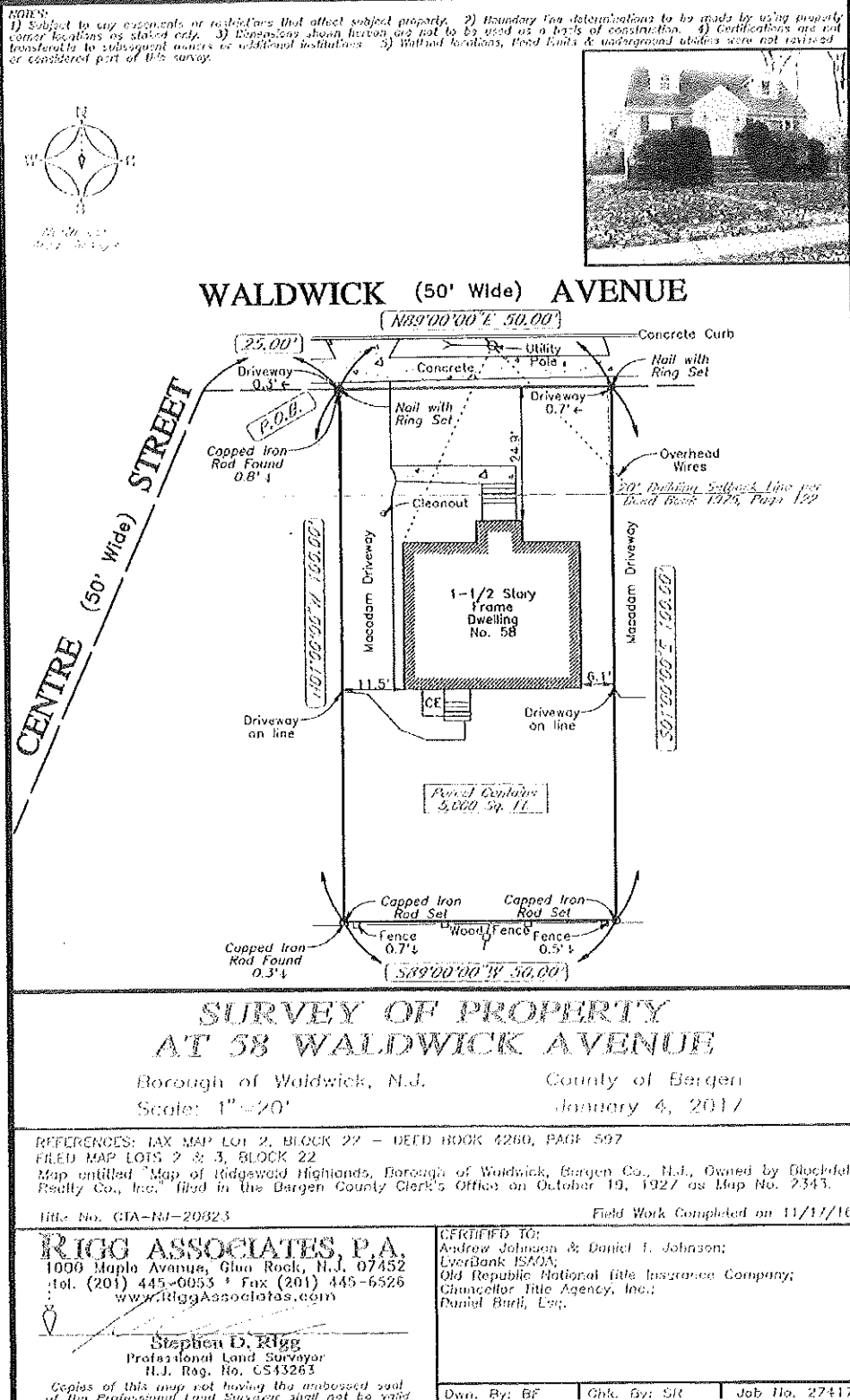
Applicant: Edwin P. Sherman Date: 9/2/25

Andrew Johnson & Daniel Johnson, (name of owner) of full age, being duly sworn according to law, upon his oath deposes and says:

- rm.
Elliott Sheen
 Applicant

 Owner (if co-owners, both must sign)





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**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Andrew & Daniel Johnson

Zone: R-2

Application Date: 8-1-25

Block: 22

Address: 58 Waldwick Avenue

Lot : 2

Application has been made to: Build a second floor dormer.

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 : X	97-119.2.C.	Height :	
Rear Yard :		Use :	
Lot Coverage :		Misc. :	
Code requires : 10' / 25'		Proposed : 6.1' / 17.6' (both existing)	
Code requires :		Proposed :	
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

R-1 40% max.	1. Total square feet of property: 5000 Sq. Ft.
R-2 40% max.	2. Total square feet of existing buildings: 1655 Sq. Ft.
R-3 40% max.	3. Total square feet of addition: 0 – new coverage
	4. % of improved lot coverage: 33.10 %

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 : 8-14-25

Zoning survey

BLOCK 22 LOT 2 ZONE R-2 DATE 8-1-25

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 JOHNSON First ANDREW & DANIEL
Address 58 WALDWICK AVE. City WALDWICK State NJ Zip 07463
Day Phone (201) 421-7055 Eve. _____ Cell _____
Name of Applicant (if other than owner) ETWIN P. SHERMAN - ARCHITECT
Email Address shermanarchitect@aol.com (201) 612-0896

Existing Square footage of the House =	<u>909</u> Sq. Ft.
Deck =	_____ Sq. Ft.
Shed =	_____ Sq. Ft.
Detached Garage =	_____ Sq. Ft.
Concrete Patio =	_____ Sq. Ft.
Swimming Pool (including concrete surround) =	_____ Sq. Ft.
Driveway / Sidewalks =	<u>560/107/71</u> Sq. Ft.
Improved Lot Coverage =	<u>1655</u> Sq. Ft.

Lot Width 50 x Lot Depth 100 = 5000 Lot Size Sq. Ft.
Lot Size Sq. Ft. 5000 x 40 % allowed = 2000 Max Sq. Ft. allowed.
Total Lot Coverage Sq. Ft. 1655 - Lot Sq. Ft. 5000 = 33.10% of Existing Coverage
PROPOSED PROJECT IS second floor dormer to rear of existing dwelling

Project Length 28 x Project Width 7 = 196 Sq. Ft. Coverage.

Coverage Before Project _____ Sq. Ft. ÷ Project Coverage _____ = _____ Sq. Ft.
Coverage Sq. Ft. _____ - Lot Sq. Ft. _____ = _____ % 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 Etwin P. Sherman

Date 8-1-25

OWNER/APPLICANT: ANDREW JOHNSON & DANIEL JOHNSON
58 WALDWICK AVENUE
WALDWICK, NEW JERSEY 07463
(201) 421-7055

SITE LOCATION: 58 WALDWICK AVENUE
BLOCK 22 - LOT 2
BOROUGH OF WALDWICK
BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT DIMENSIONS (MIN.)			
AREA	7,500.00 S.F.	5,000.00 S.F.	UNCHANGED
WIDTH	75.00 FT.	50.00 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
BUILDING SETBACKS (MIN.)			
FRONT YARD	25.00 FT.	24.90 FT.	24.90 FT.
REAR YARD	35.00 FT.	44.00 FT.	44.00 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	6.10 FT.	8.10 FT.
SIDE YARD (RIGHT SIDE)	10.00 FT.	11.50 FT.	13.50 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	17.60 FT.	17.60 FT.
BUILDING HEIGHT (MAX.)			
STORIES	2-1/2	1-1/2	2
FEET	35.00 FT.	23.00 FT.	23.00 FT.
LOT COVERAGE (MAX.)			
IMPROVED LOT	40.00 %	33.10 %	33.10 %

SITE PLAN INFORMATION WAS OBTAINED
FROM A SURVEY OF PROPERTY PREPARED BY:
RIGG ASSOCIATES, P.A.
1000 MAPLE AVENUE
GLEN ROCK, NJ 07452

DATED: JANUARY 4, 2017

