

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

Completed by Zoning Board:

Application No. 237
Date Received by Zoning Board 11/13/25
Hearing Date: 12.10.25

COMPLETED BY APPLICANT: Address of Premises 37 Kennedy Drive
Block 162.03 Lot 29 Zone R-1
Size of Premises 10,062 sq. ft.

1. **APPLICANT** applies to the Waldwick Zoning Board for relief from the terms of Article IV Section 97-119.1.C of the Waldwick Zoning Ordinance to permit:

(Describe proposal) Covered front porch, rear and side addition, add-a-level, covered rear patio

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)

undersized^{1st} and non-conforming existing setbacks
Front yard: 24' proposed (30' existing); 50ft. required
Side yard: 5.6' and 5.0' proposed (5.7' existing and 17.9' existing); 10' required
Total Both Sides: 10.6' proposed (23.6' existing); 35 ft. required

4. Name of Applicant: Travis Cory Melchior Address: 37 Kennedy Dr.
(201) 741-2371 (TS) tgmelchior@gmail.com
Telephone: (201) 314-8110 (C) E-mail: Cory.melchior@gmail.com

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

6. Name of Owner of Premises: Melchior Address: 37 Kennedy Drive
Travis + Cory



**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Travis & Cory Melchoir

Zone: R-1

Application Date: 11-5-25

Block: 162.03

Address: 37 Kennedy Drive

Lot : 29

Application has been made to: Build front & rear covered porches, / rear & side addition.

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 :	X 97-119.1.C.	Lot Size:	
Side Yard :	X 97-119.1.C.	Height :	
Rear Yard :		Use :	
Lot Coverage :		Misc. :	
Code requires :	50'	Proposed :	24'
Code requires :	10' / 35'	Proposed :	5.0' / 10.6'
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

R-1 40% max.	1. Total square feet of property: 10085 Sq. Ft.
R-2 40% max.	2. Total square feet of existing buildings: 2307 Sq. Ft.
R-3 40% max.	3. Total square feet of addition: 1027 Sq. Ft.
	4. % of improved lot coverage: 33 %

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 : 11-13-25

Zoning survey

BLOCK 162.03 LOT 29 ZONE R1 DATE 11/5/2025

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 Melchior First Travis + Cory
Address 37 Kennedy Dr. City Waldwick State NJ Zip 07463
Day Phone (201) 741-2371 (Eve) Cell (201) 314-5110 (Cory)
Name of Applicant (if other than owner) _____
Email Address tgmelchior@gmail.com / cory.melchior@gmail.com

Existing Square footage of the House =	<u>1,105</u>	Sq. Ft.
Deck =	<u>N/A</u>	Sq. Ft.
Shed =	<u>112</u>	Sq. Ft.
Detached Garage =	<u>N/A</u>	Sq. Ft.
Concrete Patio =	<u>506</u>	Sq. Ft.
Swimming Pool (including concrete surround) =	<u>N/A</u>	Sq. Ft.
Driveway / Sidewalks =	<u>684</u>	Sq. Ft.
	<u>2,307</u>	Sq. Ft.
Improved Lot Coverage =	<u>22.9%</u>	Sq. Ft.

Lot Width 60' x Lot Depth 167.99' = 10,085 Lot Size Sq. Ft.
Lot Size Sq. Ft. 10,085 x 40 % allowed = 4,034 Max. Sq. Ft. allowed.
Total Lot Coverage Sq. Ft. 10,085 -- Lot Sq. Ft. 2,307 = 22.9% of Existing Coverage

PROPOSED PROJECT IS _____

Project Length _____ x Project Width _____ = _____ Sq. Ft. Coverage.

Coverage Before Project 2307 Sq. Ft. + Project Coverage 1027 = 3334 Sq. Ft.
Coverage Sq. Ft. 10,085 -- Lot Sq. Ft. 3334 = 33 % 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 [Signature]
Cory Melchior

Date 11/5/2025

WALDWICK BOARD OF ADJUSTMENT
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY)
 COUNTY OF BERGEN) ss:

Travis + Cory Melchior, (name of owner) of full age, being duly sworn according to law, upon his oath deposes and says:

1. I am now the owner of premises commonly known as (address:) 37 Kennedy Drive Waldwick, New Jersey, Lot 29, Block 162.03 as shown on the current tax map of the Borough of Waldwick; said premises are now the subject of a variance application filed by me with the Waldwick Board of Adjustment.

2. I have carefully examined a survey of the said premises prepared by Butler Surveying and Mapping Inc. dated 06/23/2025; a copy of said survey is attached.

3. I have also made a careful examination of the said premises and I represent that:
 (a) There has been no change in the property lines of the said premises nor in the location and dimensions of the buildings, fences, driveways, patios and other improvements shown on the said location survey; and
 (b) No additional buildings, additions, fences, driveways, patios or other improvements have been added and constructed on the premises since the date of said survey, except for:

4. This affidavit is executed and delivered by me in order to induce the Waldwick Board of Adjustment to accept the survey attached instead of a new or re-dated survey of the premises, it being acknowledged by me that members of the Waldwick Board of Adjustment will rely on the truth of the representations set forth herein in considering my variance application.

5. I acknowledge my understanding that if any of the representations set forth in this affidavit are inaccurate, then my application for variance relief may be dismissed by the Waldwick Board of Adjustment.

6. As used herein, the male term shall be deemed to include the female term and the singular term shall be deemed to include the plural term.

Sworn and subscribed to before me this
13th day of November, 2025

Melissa R. Librizzi
 Notary Public of the State of New Jersey

[Signature]
 Applicant

Cory Melchior
 Owner (if co-owners, both must sign)

BOUNDARY SURVEY

TAX LOT 29 BLOCK 162.03
37 KENNEDY DRIVE
BOROUGH OF WALDWICK
BERGEN COUNTY, NEW JERSEY

CERTIFICATION:

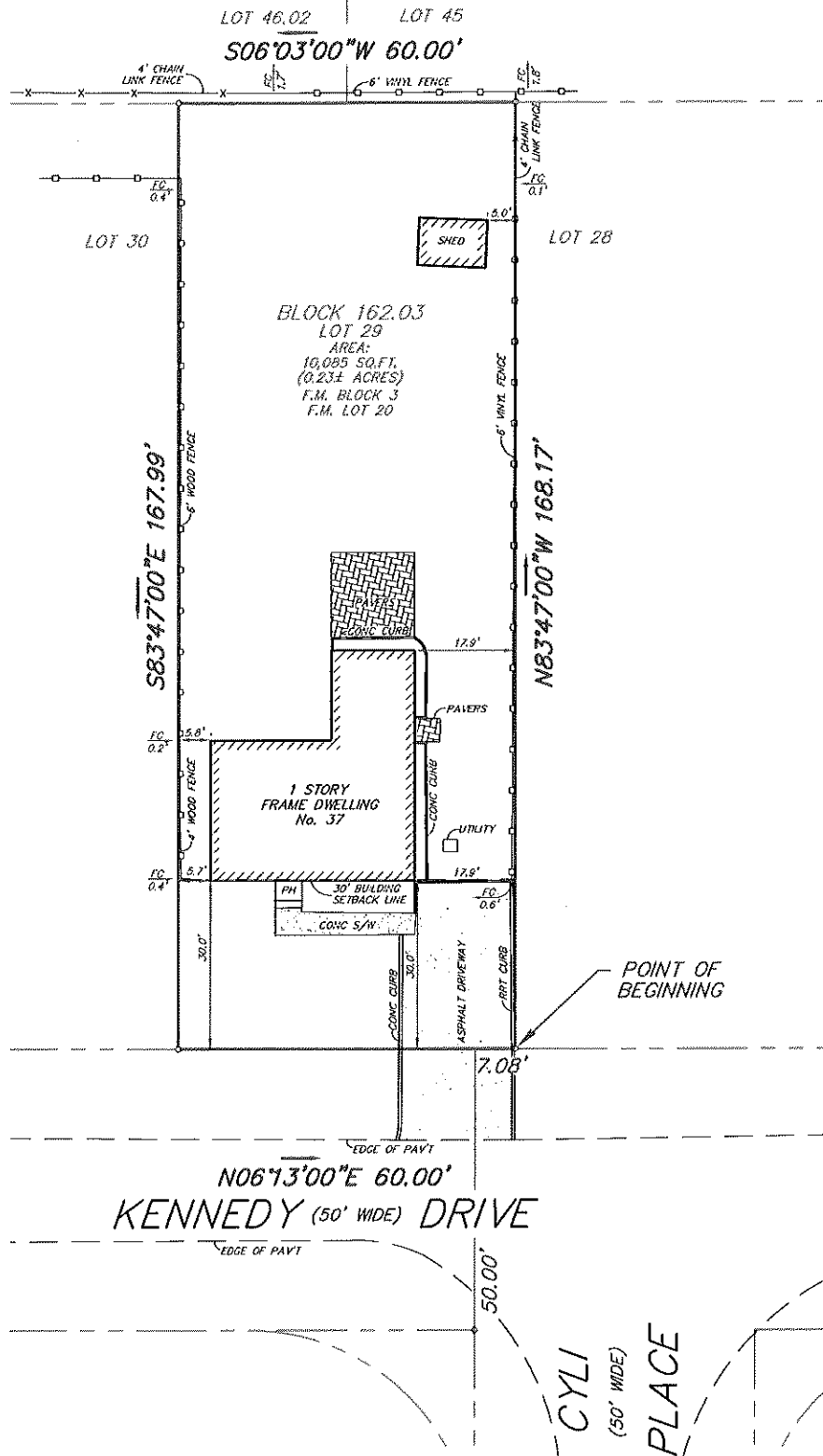
I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BELOW THE GROUND.

THIS MAP IS CERTIFIED TO:

-TRANS WELCHOR AND CORY WELCHOR
-MCDONNELL & WHITAKER LLC
-CENTURION TITLE SERVICES, LLC (895-3005288)
-CHICAGO TITLE INSURANCE COMPANY
-CITIZENS BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR



NORTH (REF. NO. 1)



COLOR KEY:

-BLUE: BOUNDARY LINES, COURSES AND DISTANCES
-GREEN: TAX LOT/BLOCK AND AREA
-RED: BOUNDARY OFFSETS
-BLACK: EXISTING FEATURES

COMMON ABBREVIATIONS:

-FC: FENCE CORNER -MH: MANHOLE -PH: PORCH
-DC: DROP CURB -WV: WATER VALVE -MS: MASCERY
-GV: GAS VALVE -UP: UTILITY POLE -LA: LANDSCAPING
-S: SET/FOUND PROPERTY MARKER

REFERENCES:

- 1.) KNOWN AS LOT 20 IN BLOCK 3 AS SHOWN ON A CERTAIN FILED MAP ENTITLED "MAP OF FINE ART HOMES INC., SECTION NO. ONE, BORO OF WALDWICK, BERGEN COUNTY, NJ", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON 01-20-1948 AS MAP NO. 3615
- 2.) DEED BOOK: 7420 PAGE: 267
- 3.) OFFICIAL TAX MAP OF BOROUGH OF WALDWICK

NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5
- 2.) A WRITTEN "WARNER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).
- 3.) SURVEY BASED ON DEEDS FURNISHED. IT IS STRONGLY RECOMMENDED THAT A FULL TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION

Proj BSM25-14140 Scale: 1"= 20' 06/23/2025

BUTLER
SURVEYING & MAPPING, INC.

PROFESSIONAL LAND SURVEYING & ENGINEERING SERVICES
41-A PROSPECT STREET • MIDLAND PARK • NJ • 07432
PH (201) 369-3339 • [HTTPS://BUTLERSM.COM/Info/BUTLERSM.COM](https://butlersm.com/info/butlersm.com)
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER • 240428167600

John J. Butler
JOHN J. BUTLER, PLS
N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 43267

Photos of 37 Kennedy Drive

Front:





Left Side:



Right Side/Rear:



Right Side Backyard:



Right Side:



Left Side Rear/Backyard:

