

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

Completed by Zoning Board:Application No. 250Date Received by Zoning Board 11.24.25Hearing Date: 12.10.25

COMPLETED BY APPLICANT: Address of Premises 27 Kennedy Dr.
Block 162.3 Lot 25 Zone R-1
Size of Premises 10080 SQ. FT.

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

(Describe proposal) Build rear addition with proposed
side yard setback of 5.7 feet / 13' feet both
existing.

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 yard setback.
side yard setback 10 feet required, 5.7 feet
existing. Proposed improvements continue nonconformity
and no additional nonconformities are being created.

4. Name of Applicant: Michael Siderias Address: 27 Kennedy Dr.
Telephone: (908) 803-9494 E-mail: mihalisiderias@gmail.com

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

6. Name of Owner of Premises: Michael Address: 27 Kennedy Dr.
Siderias

7. Presently on the premises is a 1 story dwelling single family with attached garage
8. Accompanying this Application are 15 copies of a survey of 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: 8-28-25, which deed was recorded in Deed Book at page 5607-181.3
11. Did the aforementioned deed convey title to other premises in addition to the premises which are the subject of the application? _____ yes X 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)

Michael Siderias is hereby authorized to file this application with the Waldwick Zoning Board.

Owner: _____

Date: 11-4-25

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: _____

Date: 11-4-25



**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Michael Siderias

Zone: R-1

Application Date: 10-16-25

Block: 162.3

Address: 27 Kennedy Drive

Lot : 25

Application has been made to: Build a rear yard addition.

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

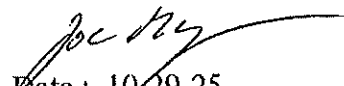
	<u>Code Section</u>		<u>Code Section</u>
Front Yard :		Lot Size:	
Side Yard : X	97-119.1.C.	Height :	
Rear Yard :		Use :	
Lot Coverage :		Misc. :	
Code requires : 10' / 35'		Proposed : 5.7' / 13' (both existing)	
Code requires :		Proposed :	
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

R-1 40% max.	1. Total square feet of property: 10080 Sq. Ft.
R-2 40% max.	2. Total square feet of existing buildings: 1591 Sq. Ft.
R-3 40% max.	3. Total square feet of addition: 288 Sq. Ft.
	4. % of improved lot coverage: 18.6 %

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 : 10-29-25

Zoning survey

BLOCK 162.3 LOT 25 ZONE R-1 DATE 9-24-25

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 Siderlas First Michael
 Address 27 Kennedy Drive City Waldwick State NJ Zip 07463
 Day Phone 908-803-9494 Eve. _____ Cell _____
 Name of Applicant (if other than owner) _____
 Email Address mlhallsiderlas@gmail.com

Existing Square footage of the House =	1007	Sq. Ft.
Deck =	0	Sq. Ft.
Shed =	0	Sq. Ft.
Detached Garage =	0	Sq. Ft.
Concrete Patio =	84	Sq. Ft.
Swimming Pool (Including concrete surround) =	0	Sq. Ft.
Driveway / Sidewalks =	500	Sq. Ft.
Improved Lot Coverage =	1591	Sq. Ft.

Lot Width 60 x Lot Depth 168 = 10080 Lot Size Sq. Ft.
 Lot Size Sq. Ft. 10080 x 40 % allowed = 4032 Max. Sq.Ft. allowed.
 Total Lot Coverage Sq. Ft. 1591 -- Lot Sq. Ft. 10080 = 16 % of Existing Coverage
 PROPOSED PROJECT IS Addition

Project Length 24 x Project Width 12 = 288 Sq. Ft. Coverage.

Coverage Before Project 1591 Sq.Ft. + Project Coverage 288 = 1879 Sq. Ft.
 Coverage Sq. Ft. 1795 -- Lot Sq. Ft. 10080 = 18.6 % 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 Michael Siderlas Date 9/24/25

WALDWICK BOARD OF ADJUSTMENT
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY)
COUNTY OF BERGEN) ss:

Michael Siderias, (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:) 27 Kennedy Dr., Waldwick, New Jersey, Lot 62.3, Block 25 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 Daniel M Dunn dated 8/19/2025; 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.

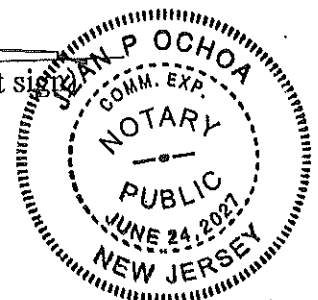
6. As used herein, the male term shall be deemed to include the female term and the singular term shall be deemed to include the plural term.

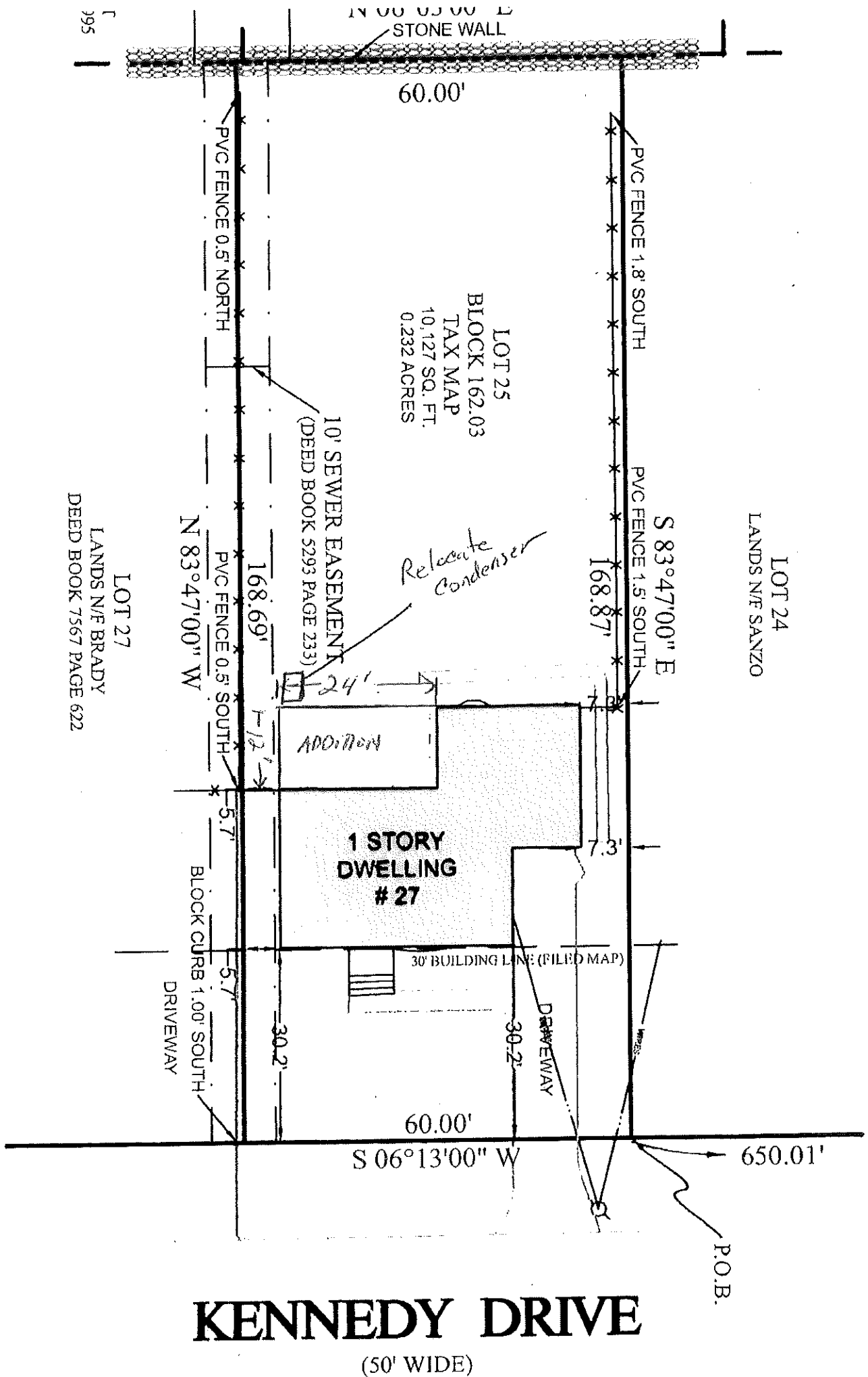
Sworn and subscribed to before me this
13th day of November, 2025

[Signature]
Notary Public of the State of New Jersey

Michael Siderias
Applicant

[Signature]
Owner (if co-owners, both must sign)





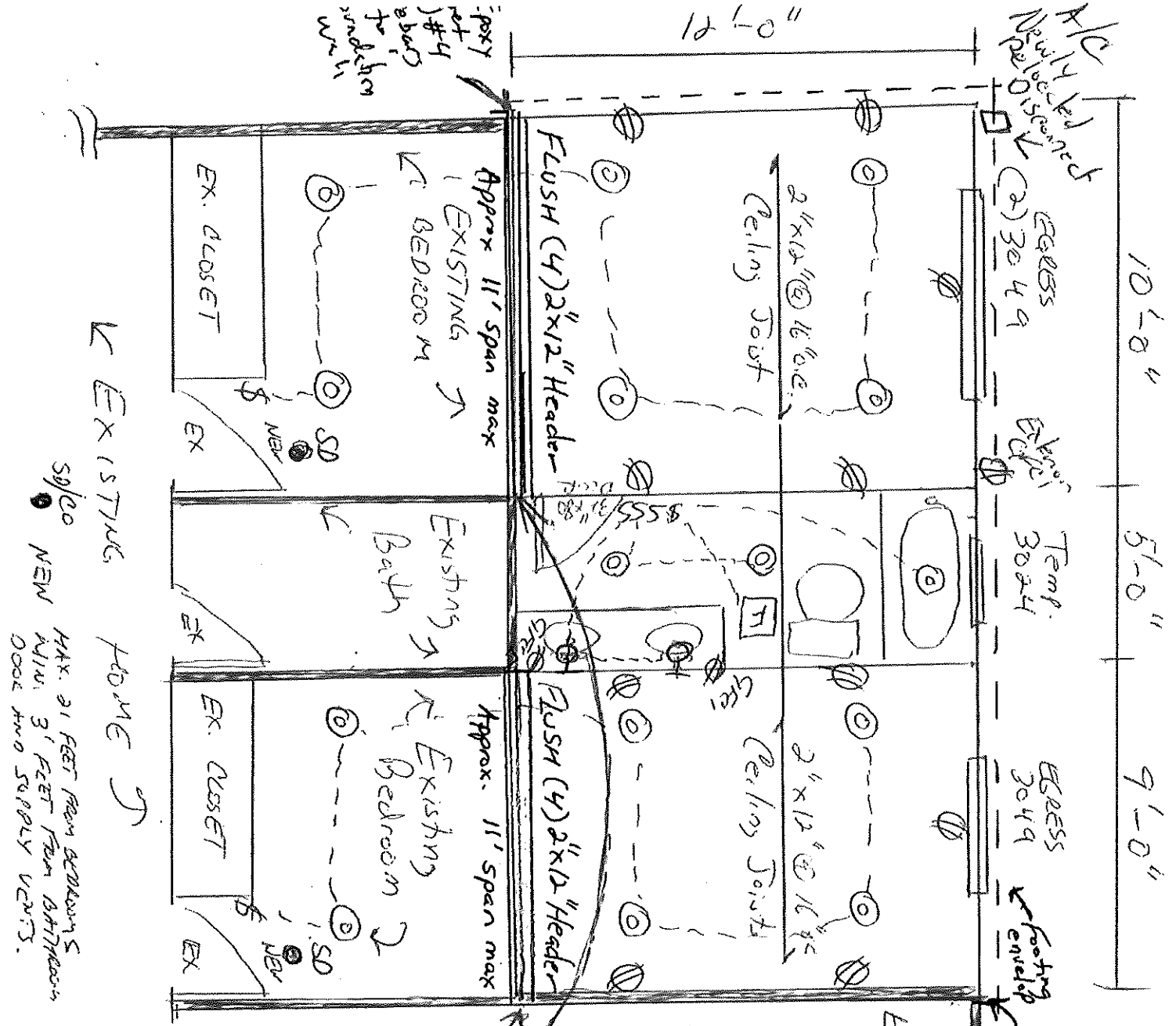
1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. A WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(CAS-8-36.3) AND N.J.A.C. 13-40-5.1.(d).
3. NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING OFFSETS OR SCALED DISTANCES HEREON.
4. SURVEY REFERENCE:
LOT 16 BLOCK 3 ON MAP ENTITLED "MAP OF FINE ART HOMES, INC., SECTION ONE" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 20, 1948 AS MAP NUMBER 3615 AND DEED BOOK V-1148 PAGE 1348.
5. CERTIFIED AS MY PROFESSIONAL OPINION TO:
MICHAEL SIDERAS AND DESPINA SIDERAS
CENTURIUM TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
6. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS
7. ONLY COPIES BEARING THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TRUE AND VALID COPIES. THE UNAUTHORIZED COPYING AND DISTRIBUTION OF SURVEYS AND MAPS IS A VIOLATION OF FEDERAL COPYRIGHT LAW.



WILSON TERRACE
(50' WIDE)

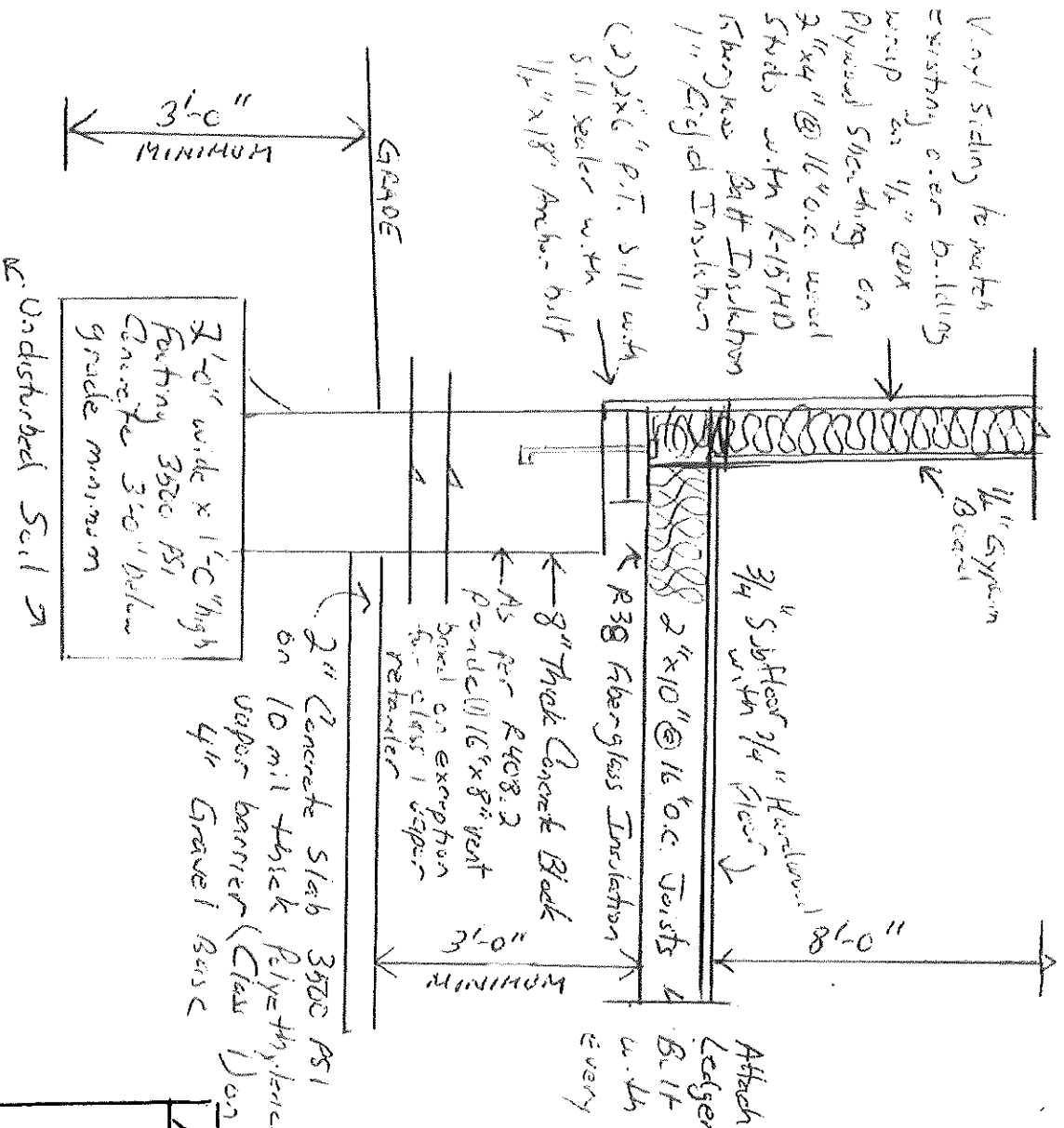


MICHAEL SIDERIAS & DESPINA SIDERIAS		PROPERTY OF	
BOROUGH OF WALDWICK		BERGEN COUNTY	
NEW JERSEY			
DATE: 19 AUGUST 2005			
DANIEL M. DUNN			
DUNN SURVEYING & MAPPING P.A. P.O. BOX 2 WALDWICK, NEW JERSEY			
N.J. PROFESSIONAL LAND SURVEYOR 3308			
N.J. PROFESSIONAL PLANNER 048318			
N.J. PROFESSIONAL PLANNER 3849			
DRAWN BY:	CHECKED BY:	SCALE:	REVIEWED:
D.M.D.		1"= 30'	
			DRAWING NO. 15690



ADDITION WITH BATHROOM	
Mr. & Mrs. Siderias	
27 Kennedy Dr.	
Waldwick, N.J.	
Floor Plan	Drawing No. 1 of 6 Sheet A-1

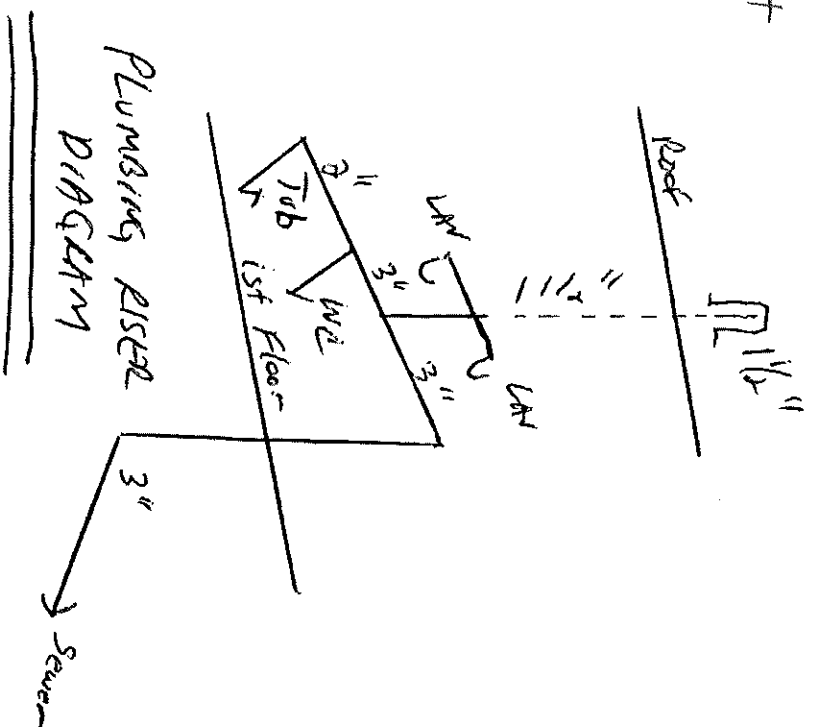
Wall Section



Attach Joists to Existing House with 2"x6" Ledger with joist hangers. Bit Ledger to existing Rim Joist with 1/2" lags or Ledger tie fasteners every 12" staggered top and bottom.

NOTE: SEE RES CHECK FOR SOIL ENGINEER REQUIREMENTS.

ADDITION WITH BATH	
Mr. & Mrs. Sideras 27 Kennedy Drive Waldwick, NJ.	
Wall Section at Foundation Wall, floor	Drawing No. 2 of 6 sheets A-2

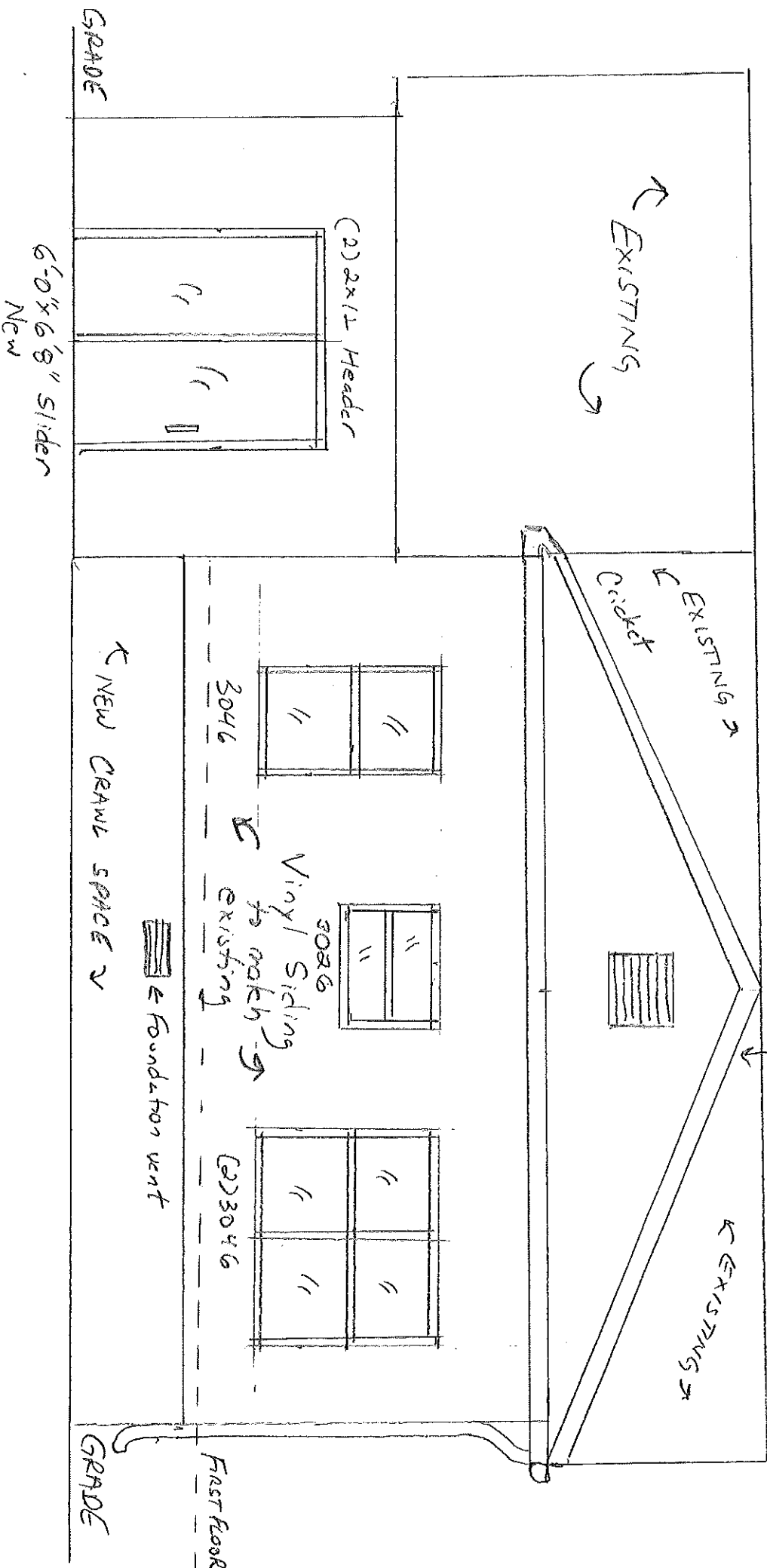


Mr. & Mrs. Siderias
27 Kennedy Drive
Waldwick, NJ

Drawings No. 3 of 6 sheets

1
w

ADDITION WITH BATHROOM	
Mr. & Mrs. Siderios	
27 Kennedy Drive	
Waldwick, N.J.	
REAR	Drawing No. 504
ELEVATION	A-5 sheets.



Addition with Bathroom

Mr & Mrs. Siderias

27 Kennedy Drive

Waldwick, N.J.

Side

Elevation

Drawing No. 6 of
A-6 Sheets

New Roof 2

New Addition 2

EXISTING 2

FIRST FLOOR

REAR

FRONT

GRADE

GRADE

12'-0"





REScheck-Web™

Compliance Certificate

Project Information

Project Title:	Addition with Bathroom
Energy Code:	2021 IECC
Location:	Waldwick, New Jersey
Construction Type:	Single Family
Project Type:	Addition
Project Sub Type:	None
Climate Zone:	5a (6067 HDD)
Project No:	1759821
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump:	false

Construction Site:

27 Kennedy Drive
Waldwick, NJ 07463

Owner/Agent:

Michael Siderias
27 Kennedy Drive
Waldwick, NJ 07463
908-803-9494
mihalisiderias@gmail.com

Designer/Contractor:

Project Notes:

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	288	49.0	0.0	0.026	0.024	7	7
Floor: All-Wood Joist/Truss	288	38.0	0.0	0.026	0.033	7	10
Wall 1: Wood Frame, 16" o.c.	192	15.0	5.0	0.053	0.045	10	9
Wall 2: Wood Frame, 16" o.c.	96	15.0	5.0	0.053	0.045	5	4

Compliance: Passes using UA trade-off

Compliance: 3.3% Better Than Code

Max UA: 30

Your UA: 29

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title



Signature

9-24-25

Date

