

**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

Premises affected known as 14 Bliss Court Woodcliff Lake, NJ.  
Applicant: Lysbeth Espinosa Address: 14 Bliss Court  
Owner: Lysbeth Espinosa Address: 14 Bliss Court  
Lessee: \_\_\_\_\_ Address: \_\_\_\_\_  
Zone: R-8.15, R-15, (R-22.5), R-30, B-1, B-2, B-3, EAO, SO, Other \_\_\_\_\_  
Last Occupancy: Residential  
Lot Size: 23,389 SF  
Building Size (Feet): Front 77'-10" Depth 42'-3"  
Percentage of Lot Occupied by Building: \_\_\_\_\_  
Height of Building: Stories 1 Feet 14.33 ft.  
Setback from Front Property Line: Feet 37.8 ft.  
Setback from Side (if Corner Lot): 36.8 ft.  
Has there been any previous appeal involving these premises? No  
If so, state character of appeal and date of disposition: \_\_\_\_\_

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION,  
I SUBMIT THE FOLLOWING:

**(A) Completed Application**

**(B) Twenty (20) copies** of denial letter from the Zoning Official.

**(C) Twenty (20) copies** of a Certified Survey of the property. If a present building exists, the survey shall clearly indicate such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions.

**(D) Twenty (20) copies** of a Plot Plan (if a new building), or Architectural Plans, clearly indicating such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions. All plans to be folded, not rolled.

**(E) ONE (1) copy** of list of property owners served indicating method (Personal, Certified Mail) and date of service.

**(F) Original, notarized Affidavit of Service with the following attached:** original white certified mail slips stamped by the post office if served by certified mail, copy of Notice served, copy of Property Owners List:

**ZONING BOARD OF ADJUSTMENT APPLICATION FORM**  
**WOODCLIFF LAKE, NEW JERSEY**

Filed June 29, 2020

Hearing \_\_\_\_\_

**NOTICE:** This application must be filed within 30 days of the order from which the appeal is taken, accompanied by the required data together with two checks.

APPLICATION FOR A VARIANCE FROM THE TERMS OF THE ZONING  
ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY

To the Zoning Board of Adjustment of the Borough of Woodcliff Lake:

An appeal is hereby made for a variance from the terms of Articles and Sections:

380-14B (6)(c)

of the Zoning Ordinance so as to permit the following:

CONSTRUCTION OF A ROOFED PORCH IN THE REAR

requiring the following variances:

REAR YARD SET-BACK ENCROACHMENT OF 8.7'

This appeal is based on the decision rendered/order issued by the Construction Code Official dated \_\_\_\_\_ and reading as stated above.

NOTE: The law requires that the conditions set forth in the following three Sections 1, 2 and 3, MUST be established before a variance CAN be granted. Answers to these sections must be complete and full. Please attach these answers to a copy of the Construction Official's denial letter and Survey, and provide 16 copies:

1. That the strict application of the provisions of the Zoning Ordinance would result in practice difficulties or unnecessary hardships inconsistent with its general purpose and intent. (Explain in detail wherein your case conforms to this requirement.)
  
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. (State fully wherein your case conforms to these requirements.)

NOTE: The Board of Adjustment is required to make a written finding of facts from the showing applicant makes that the three above enumerated conditions exist and, in addition thereto, must find that the granting of such variance will not be contrary to the objectives of the Zone Plan.

**AFFIDAVIT OF APPLICANT**

**STATE OF NEW JERSEY**

**COUNTY OF BERGEN**

Lysbeth ESPINOSA of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements and the statements contained in the papers submitted herewith are true.

*Lysbeth Espinosa*  
(Applicant's Signature (s))

Sworn to and subscribed before me this 23<sup>rd</sup> day of June, 2020.

*[Signature]*  
Notary Public

**AFFIDAVIT OF OWNERSHIP**



**STATE OF NEW JERSEY**

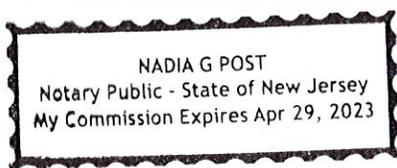
**COUNTY OF BERGEN**

Lysbeth ESPINOSA of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 14 BLISS CT Woodcliff Lake NJ in the County of Bergen and State of New Jersey, that Lysbeth Espinosa is the owner in fee of lot, piece of parcel of land situated, lying and being in the municipality aforesaid and known and designated as **Block** 1505 **Lot** 17.04.

*Lysbeth Espinosa*  
Owner's Signature(s)

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2020.

*Nadia G Post*  
Notary Public



**AUTHORIZATION**

(If anyone, other than above Owner, is making this application, the following authorization must be executed.)

To the Board of Adjustment: \_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_  
\_\_\_\_\_  
(Owner's Signature (s))

BLQ: 1505. 17.04  
Owner Name: ESPINOSA, ROBERT P & LYSBETH N

Tax Year: 2019 to 2020  
Property Location: 14 BLISS COURT

Tax Year: 2019	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	5,043.09	5,043.09	5,213.32	5,164.34	20,463.84
Payments:	5,043.09	5,043.09	5,213.32	5,164.34	20,463.84
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
								Original Billed		20,463.84
02/04/19	1	Payment	001		CK	6858	75 L-FREZZA	5,043.09	0.00	15,420.75
04/22/19	2	Payment	001		CK	7048	83 L-FREZZA	5,043.09	0.00	10,377.66
07/18/19	3	Payment	001		CK	7253	60 L-FREZZA	5,213.32	0.00	5,164.34
10/25/19	4	Payment	001		CK	7469	81 L-FREZZA	5,164.34	0.00	0.00

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	5,115.96	5,115.96	0.00	0.00	10,231.92
Payments:	5,115.96	5,115.96	0.00	0.00	10,231.92
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								Original Billed		10,231.92
01/17/20	1	Payment	001		CK	7640	79 L-FREZZA	5,115.96	0.00	5,115.96
04/27/20	2	Payment	001		CK	7836	22 L-FREZZA	5,115.96	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

ZP-20-04  
MS 6/4/2020  
CK # 2659

WOODCLIFF LAKE ZONING REVIEW APPLICATION

Applicant's name Lysbeth Espinosa Home phone# 201-739-9866  
 Owner's name Lysbeth & Robert Espinosa Home Phone # \_\_\_\_\_  
 Address 14 Bliss Court Business phone# \_\_\_\_\_  
 Block 1505 Lot 17.04 Type construction stick frame Residential District zone R-22.5

I am requesting zoning review and approval on the following: Please give brief description of proposed work and/ or use  
covered rear porch roof structure

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

ZONING CRITERIA

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE SECTION
MINIMUM LOT SIZE	22,500 SF	23,389 sf	23,389 sf	---	380-14B(1)
MINIMUM LOT FRONTAGE	150 Feet	159.11 ft	159.11 ft	---	380-14B(2)
MINIMUM LOT DEPTH	125 Feet	126.36 ft	126.36 ft	---	380-14B(3)
MAXIMUM BLDG COVERAGE	15%	10.1%	11.9%	---	380-14B(4)
MAXIMUM TOTAL COVERAGE	30%	22.8%	24.6%	---	380-14B(4)
AVERAGED MAXIMUM HGT	33 Feet	EXISTING UNCHANGED		---	380-14B(5)
TOTAL MAXIMUM HGT	35 Feet	---		---	380-14B(5)
MINIMUM FRONT YARD	35 Feet	31.8 ft	31.8 ft	---	380-14B(6)(a)
MINIMUM SIDE YARD	20 Feet	36.8 ft	36.8 ft	---	380-14B(6)(b)[1]
MINIMUM SIDE YARD	20 Feet	36.8 ft	36.8 ft	---	380-14B(6)(b)[2]
MINIMUM BOTH SIDE YARDS	60 Feet	99.13	99.13 ft	---	380-14B(6)(c)
MINIMUM REAR YARD	40 Feet	42.5 ft	31.3 ft	8.7'	380-14B(5)
MAXIMUM STORIES	2 1/2	2 1/2	2 1/2	---	380-11D(1)
SWIMMING POOLS	20 feet	---		---	380-11B
ACCESSORY GARAGES (800 SF)	Code Setbacks	---		---	380-11D(2)
TOOL & GARDEN SHEDS (100 SF)	10 feet	---		---	380-11D(1)
CABANAS (100 SF)	20 feet	---		---	380-11D(1)

Approved: \_\_\_\_\_ Denied:  Planning Board approval required: \_\_\_\_\_ Zoning Board approval required:

Denied under code sections: 380-14B(6)(c)  
 Denial: APPLICANT SEEKS TO ADD A ROOFED PORCH TO THE REAR OF THE STRUCTURE WHICH IF CONSTRUCTED WILL BE LOCATED 31.3' FROM THE REAR PROPERTY LINE WHERE 40' IS REQUIRED. A VARIANCE FOR 8.7' IS REQUESTED.

Zoning Official [Signature] Date 6/2/2020

If your application is denied, reason for denial is above. You may, as per N.J.S.A. 40:55D, seek a variance to the code and appeal this decision by making application to the Zoning Board of Adjustment.

Zoning review fees: Residential Alteration/Addition----\$50.00 Residential New One Family Detached Home----\$100.00  
 Payment must be submitted with this application

