Acquaviva Law Offices, LLC

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Alfred V. Acquaviva, Jr.
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August 12, 2020

Meg Smith,
Secretary, Zoning Board of Adjustment
Borough of Woodcliff Lake
188 Pascack Road
P.O. Box 8619
Woodcliff Lake, New Jersey 07677

Re: Applicant: Gilbert Gedeon
Property Location: 22 Stonewall Court
Block 302; Lot 5.01
Woodcliff Lake, New Jersey

Dear Ms. Smith:

This firm represents the applicant in regard to the above application. Accordingly, enclosed, please find the following:

1. Zoning Board of Adjustment Application Form;
2. Affidavit of Applicant and Ownership;
3. Certificate of Taxes Paid;
4. Zoning Board of Adjustment Application Checklist;
5. Letter Explaining Requested Relief;
6. Twenty (20) Copies of Zoning Denial Form;
7. Twenty (20-) Copies of the Survey of the Property As-Is;
8. Twenty (20) Copies of a Survey of the Property with the Proposed Improvement.

Also enclosed are three (3) checks for the filing fee, escrow, and certification of taxes paid. Kindly have the application reviewed for completeness and advise me if any additional information is needed and/or if a public hearing can be scheduled.

Thank you for your attention to this matter. If you have any questions or require any additional information, please contact me.

Sincerely,

Alfred V. Acquaviva, Esq.
aacquaviva@avalawyers.com

AVA/mc

ZONING BOARD OF ADJUSTMENT APPLICATION FORM
WOODCLIFF LAKE, NEW JERSEY

Filed 8/13/2020

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:

380-14C(4)(b)(i)

of the Zoning Ordinance so as to permit the following:

construction of a patio that extends into the 20ft. rear setback line

requiring the following variances:

rear yard setback

This appeal is based on the decision rendered/order issued by the Construction Code Official dated June 5, 2020 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.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as 22 Stonewall Court (B 302; L 5.22) Woodcliff Lake, NJ.

Applicant: Gilbert Gedeon Address: 22 Stonewall Court

Owner: SAME Address: _____

Lessee: N/A Address: _____

Zone: R-8.15, R-15, R-22.5, R-30, B-1, B-2, B-3, EAO, SO, Other _____

Last Occupancy: Currently occupied by owner

Lot Size: 66.02 x 99.56

Building Size (Feet): Front _____ Depth _____

Percentage of Lot Occupied by Building: _____

Height of Building: Stories 2 Feet _____

Setback from Front Property Line: Feet 26.6 feet

Setback from Side (if Corner Lot): N/A

Has there been any previous appeal involving these premises? NO

If so, state character of appeal and date of disposition: N/A

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:

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

COUNTY OF BERGEN

Gilbert Gedeon 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.

(Applicant's Signature (s))

Sworn to and subscribed before me this 11th day of August, 2020

Notary Public ALFRED V. ACQUAVIVA, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF BERGEN

Gilbert Gedeon of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 22 Stonewall Court, Woodcliff Lake, N.J. in the County of Bergen and State of New Jersey, that he 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** 302 **Lot** 8.22

Owner's Signature(s)

Sworn to and subscribed before me this 11th day of August, 2020.

Notary Public ALFRED V. ACQUAVIVA, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY

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))

Acquaviva Law Offices, LLC

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August 12, 2020

Meg Smith,
Secretary, Zoning Board of Adjustment
Borough of Woodcliff Lake
188 Pascack Road
P.O. Box 8619
Woodcliff Lake, New Jersey 07677

Re: Applicant: Gilbert Gedeon
Property Location: 22 Stonewall Court
Block 302; Lot 5.01
Woodcliff Lake, New Jersey

Dear Ms. Smith:

This firm represents the applicant in regard to the above application. The applicant seeks approvals to construct a concrete patio (or patio made of similar materials) in the backyard of his residential home located at the above address. As per the attached zoning review application the applicant was denied the issuance of a permit because the proposed patio would encroach into the rear yard setback area. Specifically, under code section 380-14C.(6)(b)(i), patios must be located 20 feet from the rear yard setback line. The proposal would be 13 feet from the rear yard setback line and thus, a variance for seven feet is required.

It is respectfully submitted that the application will improve the existing lot and is a minimal encroachment into the rear yard setback. The proposed patio would be 30feet wide by 20 feet deep and would be constructed to the fence located on the applicant's property. There is an additional 20 feet (approx..) between the fence and the property line abutting the applicant's rear yard neighbor.

It is respectfully submitted that the proposed improvement would have a positive impact on the surrounding area and will not have any negative impact on the surrounding neighborhood. The applicant submits that the proposed application necessitates reasonable deviations from the above stated provisions of the local zoning ordinance.

Thank you for your attention to this matter. If you have any questions or require any additional information, please contact me.

Sincerely,

Alfred V. Acquaviva, Esq.
aacquaviva@avalawyers.com

AVA/mc

WOODCLIFF LAKE ZONING REVIEW APPLICATION

ZP-20-047
CK# 1311
MS 6/

Applicant's Name Gilbert Gedeon Home phone# 973-570-7383

Owner's Name Gilbert Gedeon Home Phone # 973-570-7383

Address 22 Stonewall Court, Woodcliff Lake, NJ 07677 Business phone# 877-322-5800

Block 302 Lot 5.22 Type construction Wood framing on concrete foundation District zone R-8.15

I am requesting zoning review and approval on the following: *Please give brief description of proposed work and/ or use*

Paver patio in rear yard.

Applicant's signature Date 5/29/20

ZONING CRITERIA

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE SECTION
MINIMUM LOT SIZE	8,150 SF	8,484.52			380-14D(1)
MINIMUM LOT FRONTAGE	75 feet @ S/B	82			380-14D(2)
MINIMUM LOT DEPTH	95 Feet	102			380-14D(3)
MAXIMUM BLDG COVERAGE	35%	25%			390-14D(4)
MAXIMUM TOTAL COVERAGE	50%	33 %	40%		380-14D(4)
AVERAGED MAXIMUM HGT	30 Feet	26			380-14D(6)
TOTAL MAXIMUM HGT	35 Feet	28			380-14D(6)
MINIMUM FRONT YARD	25 Feet	26.6			380-14D(7)(a)
MINIMUM SIDE YARD	10 Feet	10			380-14D(7)(b)
MINIMUM BOTH SIDE YARDS	20 Feet	20.9			380-14D(7)(b)
MINIMUM REAR YARD	25 feet	36.13			380-14D(7)(c)
MAXIMUM STORIES	2 1/2	2			380-14D(6)
FAR (FLOOR AREA RATIO)	0.5 (4500 SF)	0.4 (4055)			380-14D(5)
DECKS REAR SETBACK	15 Feet	N/A			380-14D(c)
TOOL & GARDEN SHEDS (100 SF)	10 feet	N/A			380-11D(2)
CABANAS (100 SF)	20 feet	N/A			380-11D(1)

Approved: Denied: ✓ Planning Board approval required: Zoning Board approval required: ✓

Denied under code sections: 380 - 14 C. (6)(b)(i)

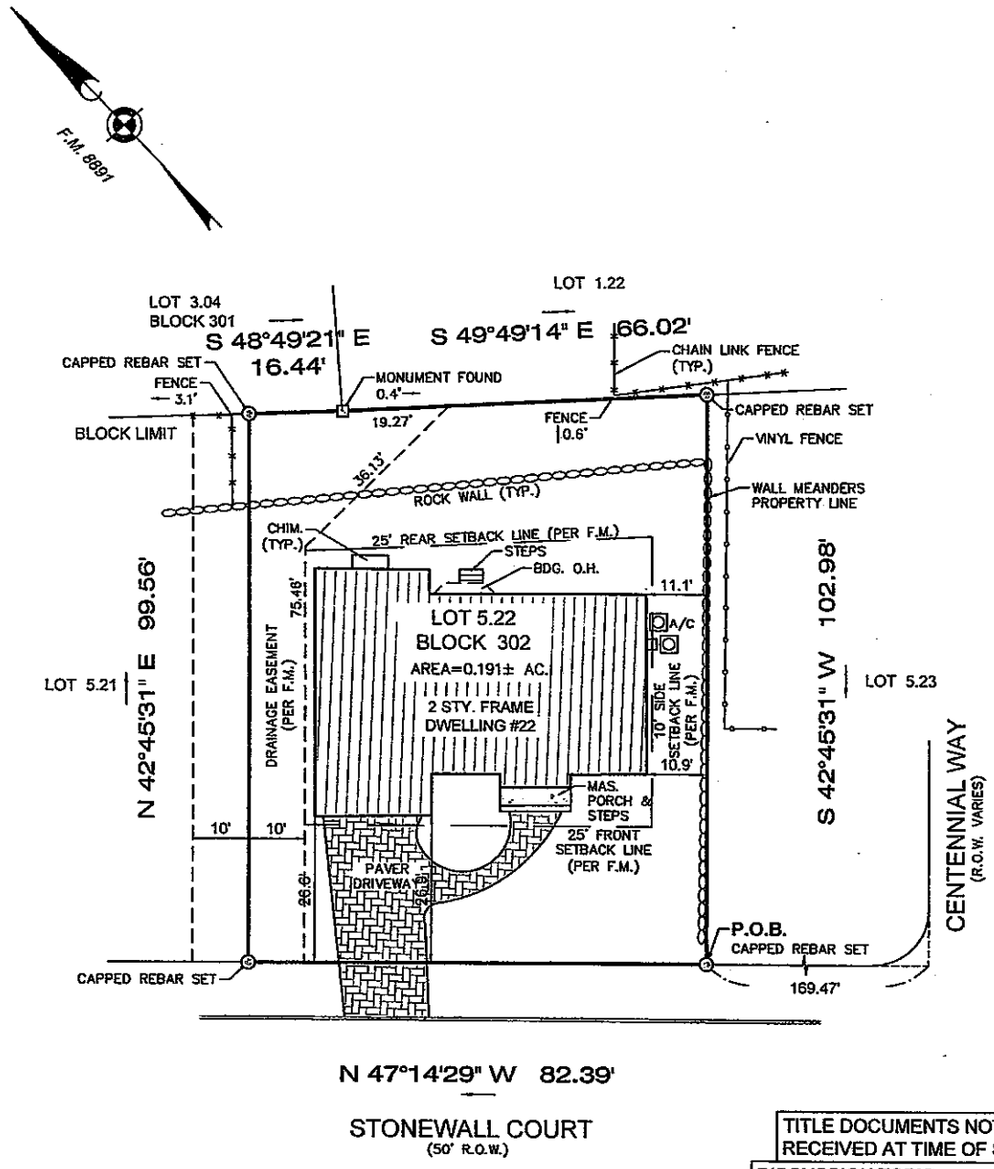
Denial: Patios must be located 30' from rear and side lines. Proposed is for 13'. Variance for 7' is required.

Zoning Official Mal Burns Date 6/5/20

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



TITLE DOCUMENTS NOT RECEIVED AT TIME OF SURVEY

DISCUSSION TOPIC:
WALL CROSSES BOUNDARY LINE BETWEEN SUBJECT LOT AND ADJ. LOT 5.21. WALL CROSSES INTO DRAINAGE EASEMENT (PER F.M.).

PREPARED FOR: *GILBERT GEDEON*

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
FINAL SUBDIVISION PLAT OF LOT 5, BLOCK 302 IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, N.J.	302	5.22	5/27/1994	8891

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 1/7/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.

DB 2673 PG 710

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

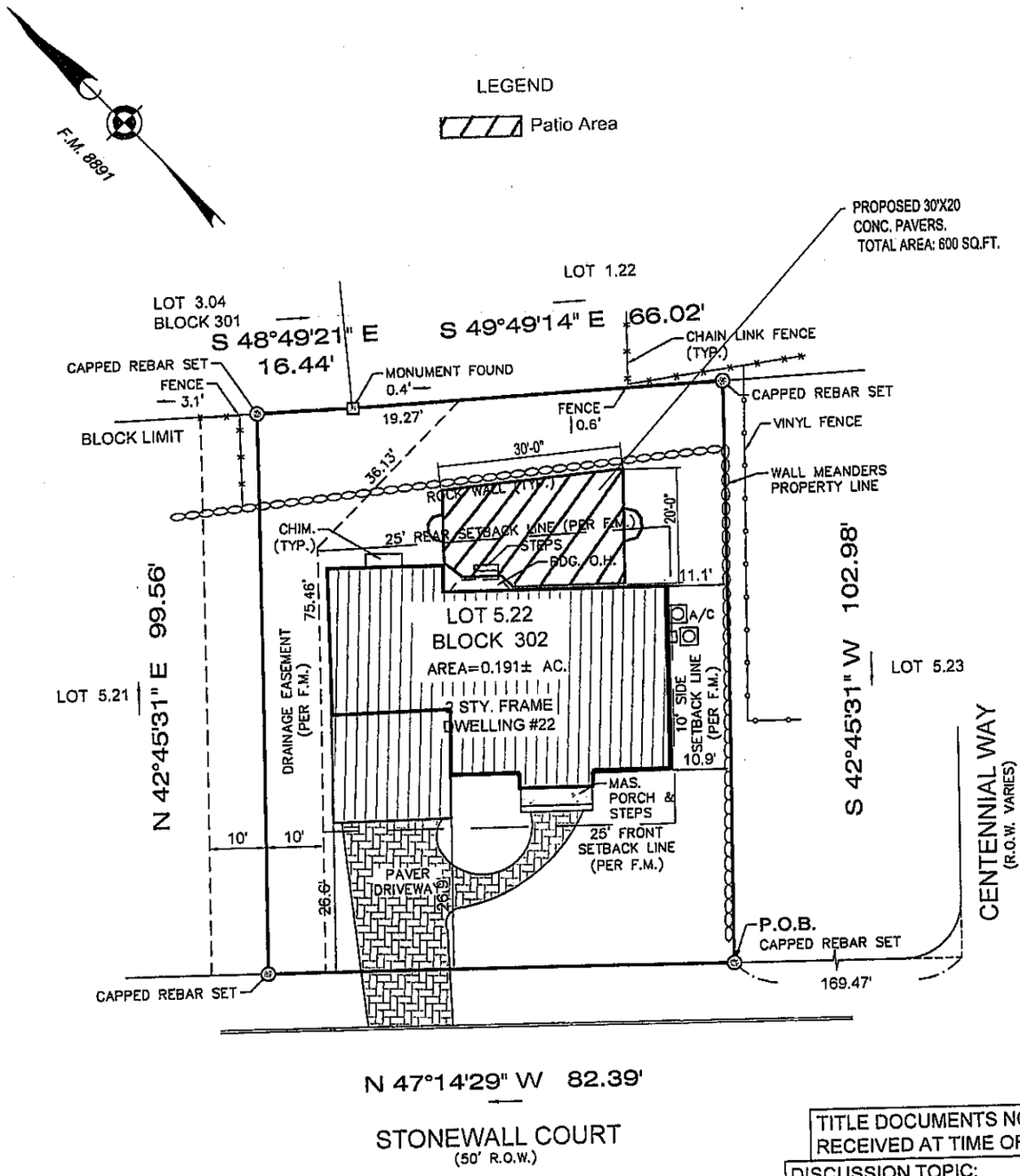
SURVEY OF PROPERTY

LOT 5.22 BLOCK 302

BOROUGH OF WOODCLIFF LAKE

COUNTY OF BERGEN NEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	NR	1/7/20	20-00027	20-00027NR	1 OF 1



TITLE DOCUMENTS NOT RECEIVED AT TIME OF SURVEY

DISCUSSION TOPIC:
WALL CROSSES BOUNDARY LINE BETWEEN SUBJECT LOT AND ADJ. LOT 5.21. WALL CROSSES INTO DRAINAGE EASEMENT (PER F.M.).

PREPARED FOR: *GILBERT GEDEON*

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
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DB 2673 PG 710

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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SURVEY OF PROPERTY

LOT 5.22 BLOCK 302

BOROUGH OF WOODCLIFF LAKE

COUNTY OF BERGEN NEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	NR	1/7/20	20-00027	20-00027NR	1 OF 1

BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

August 26, 2020

Acquaviva Law Offices, LLC
Mr. Alfred V. Acquaviva
1114 Goffle Road
Hawthorne, NJ 07506

Re: 200 Foot Property List
Block – 302 Lot- 5.22
Borough of Woodcliff Lake

Dear Mr. Acquaviva,

Per you request, the attached list is the current owners of property according to the 2020 Tax Duplicate in the Borough of Woodcliff Lake that are within 200 feet of the above properties.

I have also attached a listing of utilities that require notification from you. Please note that the Municipal Lease Act requires notice of hearings an applications for certain development approval. It is recommended that Public Utilities and Cable Companies owning land or facilities and/or possessing Rights of Way and Easements within the Borough of Woodcliff Lake be notified via certified mail. Please see the attachments for contacts and addresses.

If you have any questions please contact me at the above phone number or on my cell phone, 201-906-2469.

Sincerely,

James Anzevino
Tax Assessor

O W N E R & A D D R E S S R E P O R T

WOODCLIFF LAKE

200 FOOT LIST BLOCK-302 LOT-5.22
22 STONEWALL COURT., WOODCLIFF LAKE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
301	3.04		4A	CP WOODCLIFF LAKES LLC 740 CENTRE VIEW BLVD CRESTVIEW HILLS, KY 41017	200 TICE BOULEVARD	
302	5.02		2	SALAZAR, ROBERTO L. & CAROLINA E. 7 STONEWALL CT. WOODCLIFF LAKE, NJ 07677	7 STONEWALL CT.	
302	5.03		2	BARBOUR, HAROLD & CONNOLLY, MARSHA 11 STONEWALL CT. WOODCLIFF LAKE, NJ 07677	11 STONEWALL CT	
302	5.04		2	HEATH, CHRISTOPHER & SARA 15 STONEWALL COURT WOODCLIFF LAKE, NJ 07677	15 STONEWALL CT.	
302	5.05		2	LANDAU, STUART & QUEENIE MA 19 STONEWALL CT WOODCLIFF LAKE, NJ 07677	19 STONEWALL CT.	
302	5.06		2	CUMMINS, TIMOTHY J & MARY 23 STONEWALL CT WOODCLIFF LAKE, NJ 07677	23 STONEWALL CT	
302	5.07		2	MOTIWALA, REJEEV & NEETA 27 STONEWALL COURT WOODCLIFF LAKE, NJ 07677	27 STONEWALL CT.	
302	5.08		2	PANSO, THOMAS J. & ADRIENNE AZARIAN 31 STONEWALL CT WOODCLIFF LAKE, NJ 07677	31 STONEWALL CT.	
302	5.09		2	FUSILLI, GREGORY & LISA 35 STONEWALL CT WOODCLIFF LAKE, NJ 07677	35 STONEWALL CT.	
302	5.10		2	HORN, ROGER & SUSAN 39 STONEWALL CT WOODCLIFF LAKE, NJ 07677	39 STONEWALL CT.	
302	5.19		2	JIGARJIAN, DEBRA G & RICHARD P.O. BOX 10 SADDLR RIVER, NJ 07458	34 STONEWALL CT.	
302	5.20		2	WANG, GUOQING & RUI 30 STONEWALL COURT WOODCLIFF LAKE, NJ 07677	30 STONEWALL CT.	
302	5.21		2	LEE, JUNG H 26 STONEWALL CT WOODCLIFF LAKE, NJ 07677	26 STONEWALL CT.	
302	5.22		2	GEDEON, GILBERT & NAYAL, SHAZA 249 FIFTH AVE PITTSBURG, PA 15222	22 STONEWALL CT.	
302	5.23		2	ZARIELLO, GERARD P. & PATRICIA F. 18 STONEWALL CT WOODCLIFF LAKE, NJ 07677	18 STONEWALL CT.	
302	5.24		2	YOO, SUNGOH & PARK, JIWON 14 STONEWALL CT WOODCLIFF LAKE, NJ 07675	14 STONEWALL CT.	
302.02	1.01		2	SELLA, RUSSELL E. & PATRICIA 24 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	24 CENTENNIAL WAY	
302.02	1.02		2	IOSELEVICH, GABRIELA 22 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	22 CENTENNIAL WAY	
302.02	1.03		2	FEUERBACH, CARL & PATRICIA 20 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	20 CENTENNIAL WAY	

O W N E R & A D D R E S S R E P O R T

WOODCLIFF LAKE

200 FOOT LIST BLOCK-302 LOT-5.22
22 STONEWALL COURT., WOODCLIFF LAKE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
302.02	1.04		2	BARKLEY, SUSAN 18 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	18 CENTENNIAL WAY	
302.02	1.05		2	ACOSTA, BETSY 16 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	16 CENTENNIAL WAY	
302.02	1.06		2	GALBRAITH, WILLIAM & CAROL 14 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	14 CENTENNIAL WAY	
302.02	1.07		2	GRAEF, BONNIE 12 CENTENNIAL WAY WOODCLIFF LAKE, NJ 07677	12 CENTENNIAL WAY	

Borough of Woodcliff Lake

188 Pascack Road
Woodcliff Lake, NJ 07677

Tax Assessor
James Anzevino

OWNER & ADDRESS REPORT

Borough of Saddle River	100 e. Allendale Road Saddle River, NJ 07458

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED	
OPTIMUM GENERAL MANAGER 40 POTASH ROAD OAKLAND, NEW JERSEY 07436	BERGEN COUNTY UTILITIES AUTHORITY PO BOX 9 LITTLE FERRY, NEW JERSEY 07643
SUEZ 69 DE VOE PLACE HACKENSACK, NEW JERSEY 07601	VERIZON 1 VERIZON WAY BASKING RIDGE, NEW JERSEY 07926
PUBLIC SERVICE ELECTRIC & GAS CORPORATE SECRETARY 80 PARK PLACE NEWARK, NEW JERSEY 07101	PARK RIDGE WATER UTILITY CORPORATE SECRETARY 53 PARK AVENUE PARK RIDGE, NEW JERSEY 07656
BERGEN COUNTY DEPT. OF PLANNING & ECONOMIC DEVELOPMENT JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY ENGINEER ONE BERGEN PLAZA, 4TH FLOOR HACKENSACK, NEW JERSEY 07601-7000	

BLQ: 302. 5.22 Tax Year: 2019 to 2021
Owner Name: GEDEON, GILBERT & NAYAL, SHAZA Property Location: 22 STONEWALL COURT

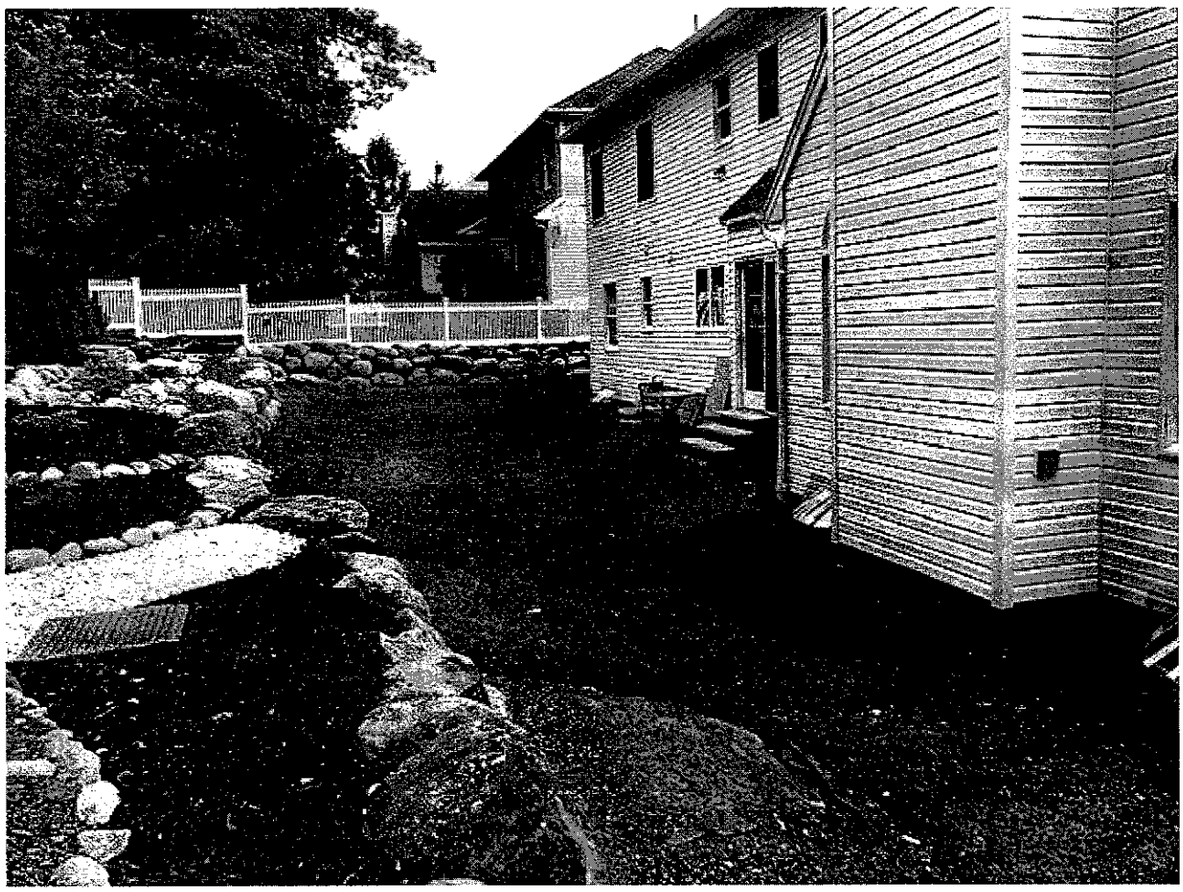
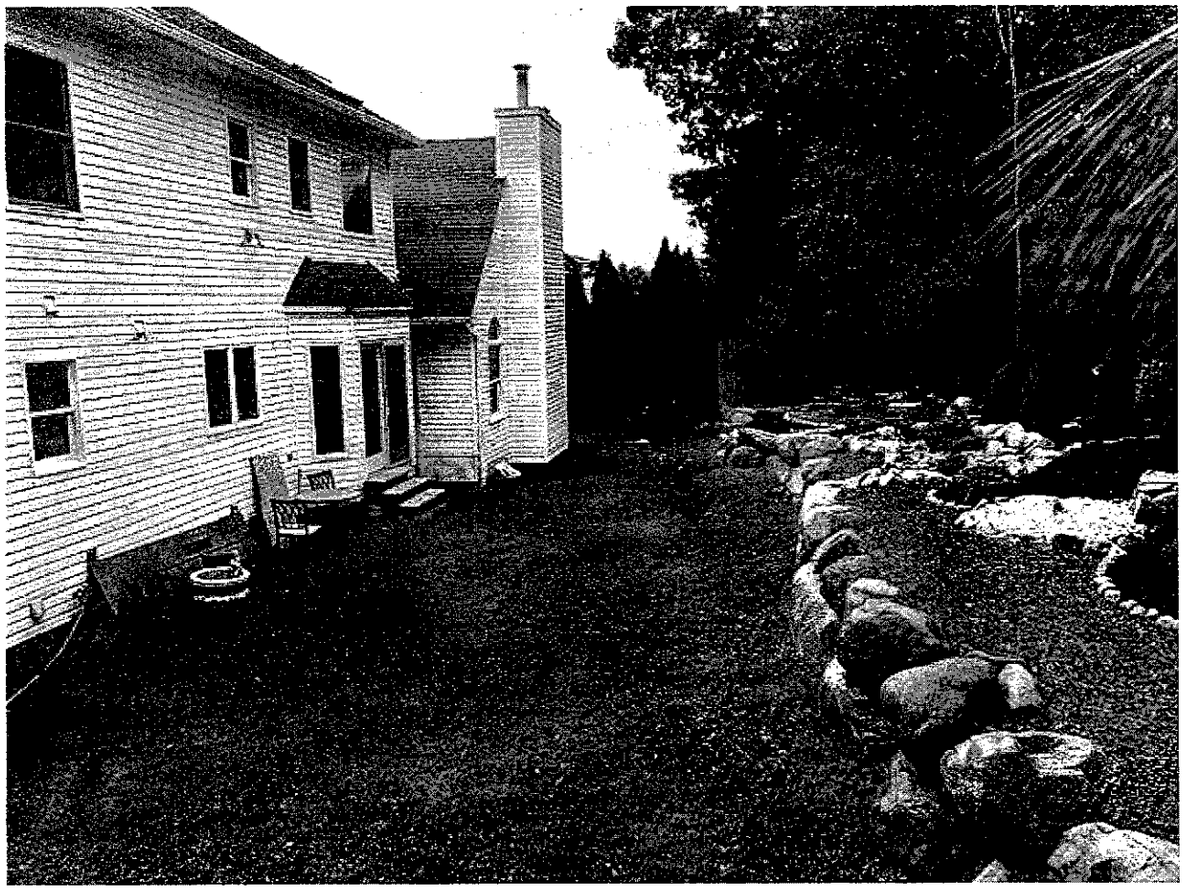
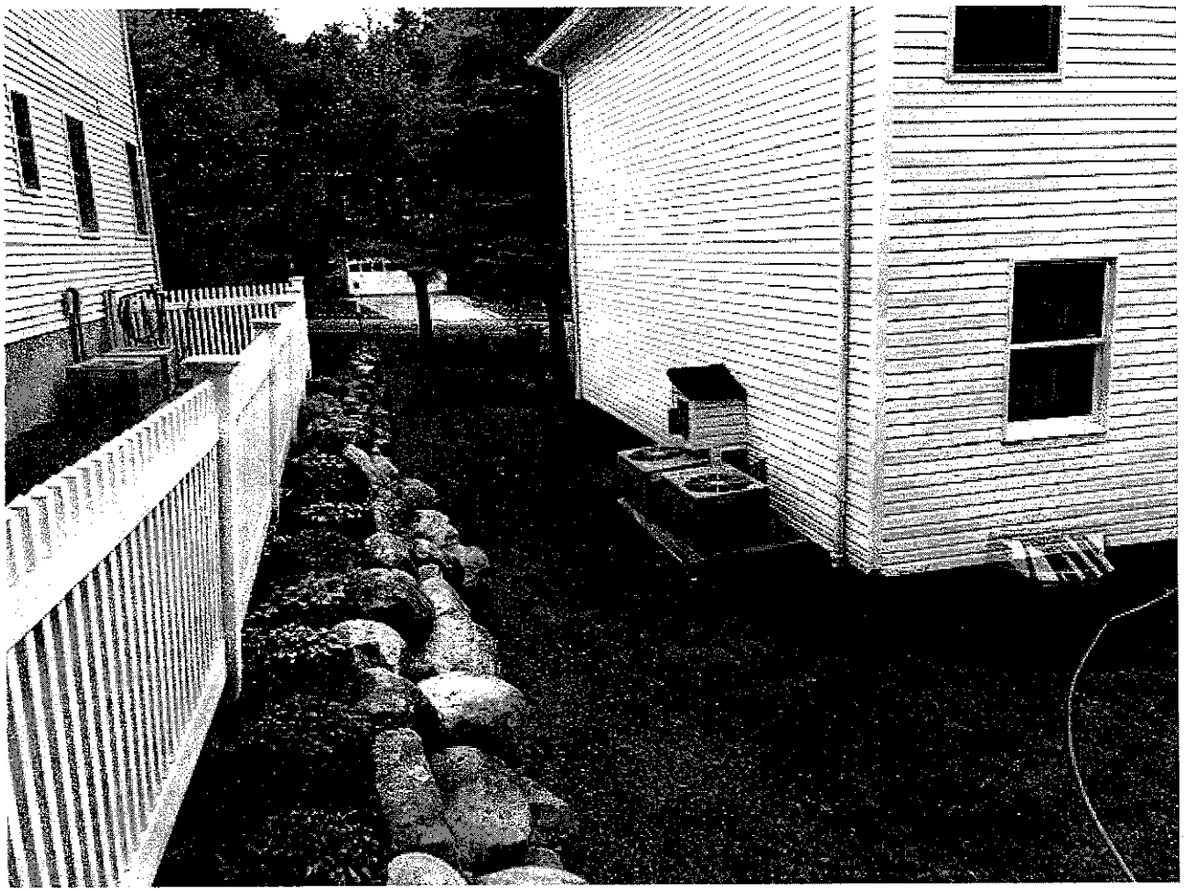
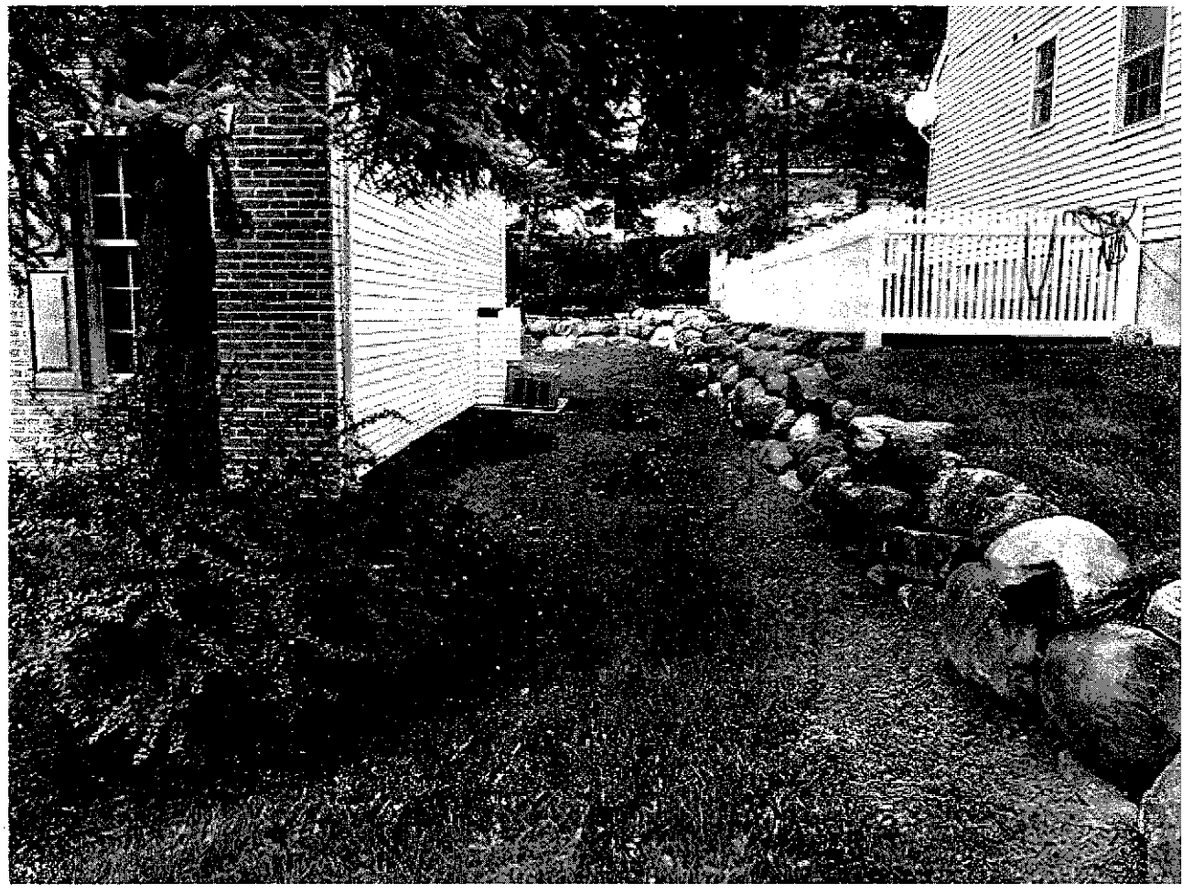
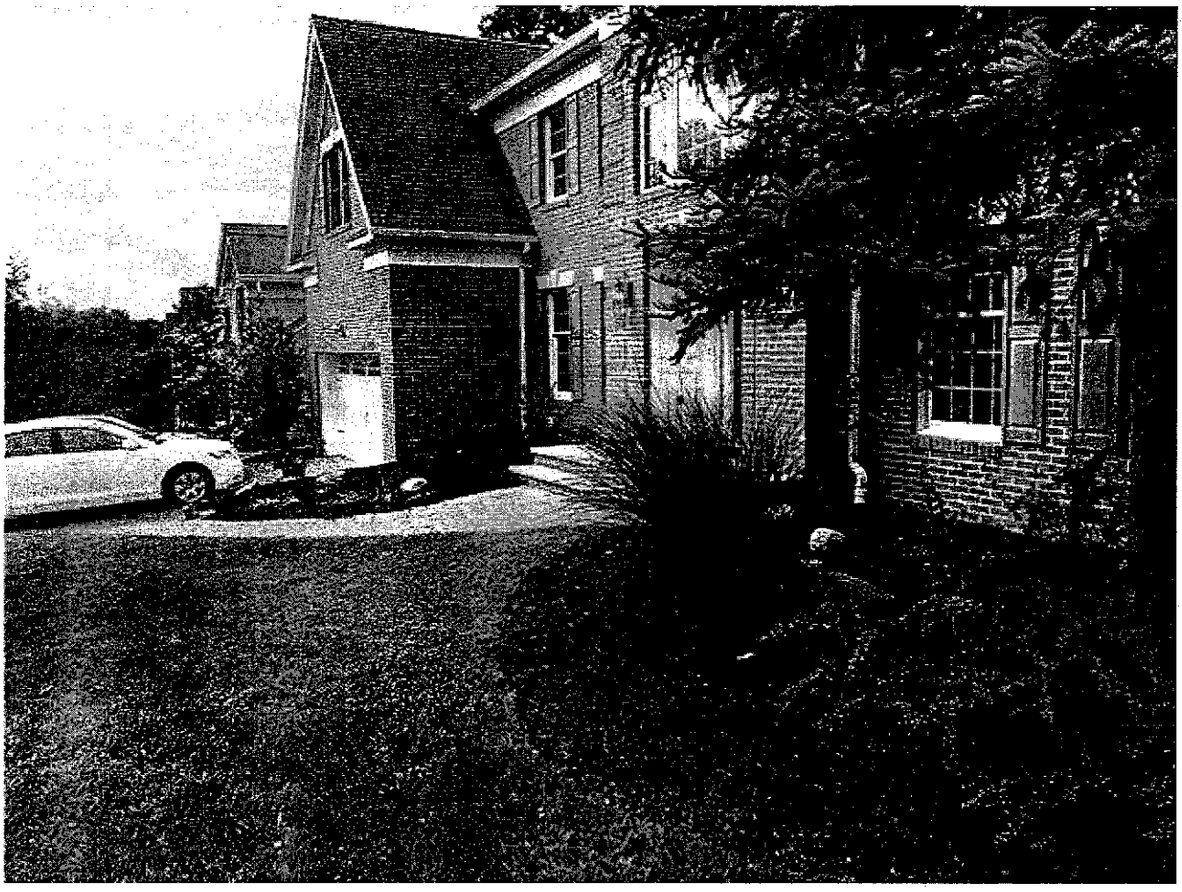
Tax Year: 2019	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,348.64	4,348.63	4,556.10	4,513.58	17,766.95
Payments:	4,348.64	4,348.63	4,556.10	4,513.58	17,766.95
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2019 Prin Balance
		Original Billed							17,766.95		17,766.95
02/01/19	1	Payment	001		CK	6840	45	L-FREZZA	4,348.64	0.00	13,418.31
04/29/19	2	Payment	001		CK	7066	43	L-FREZZA	4,348.63	0.00	9,069.68
08/08/19	3	Payment CORELOGIC	001		CK	7321	45	L-FREZZA	4,556.10	0.00	4,513.58
10/04/19	4	Payment GILBERT GEDEON	001	393037	CK	7429	7	L-FREZZA	4,513.58	0.00	0.00

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,441.74	4,441.74	4,541.62	0.00	13,425.10
Payments:	4,441.74	4,441.74	4,541.62	0.00	13,425.10
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2020 Prin Balance
		Original Billed							13,425.10		13,425.10
01/24/20	1	Payment	001		CK	7651	4	L-FREZZA	4,441.74	0.00	8,983.36
05/07/20	2	Payment	001		CK	7873	3	L-FREZZA	4,441.74	0.00	4,541.62
08/03/20	3	Payment CORELOGIC	001		CK	8063	39	FRAN	4,541.62	0.00	0.00

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
		Original Billed						0.00		0.00

Total Principal Balance for Tax Years in Range: 0.00