

APPLICATION TO THE TENAFLY BOARD OF ADJUSTMENT

APPLICATION #ZB2020 - _____ APPLICATION DATE: _____

(All sections of this form must be fully completed by the applicant or the applicant's designated representative - please type or neatly print all information.)

Property Street Address: 15 Coppell Drive

Block: 1809 Lot: 18 Zone: R-10 Historic Property: YES NO

Current Use: Single Family

Proposed Use: Single Family

Applicant(s): Ethan B. Abraham Phone: 551-427-2370

Address: 15 Coppell Drive, Tenafly Email: ethan.abraham@gmail.com

Applicant is the: Owner Contract Purchaser Other: _____

Property Owner, if different from applicant: _____

Address: _____

Briefly describe what variance(s) or action is being requested by making this application:

Placement of generator on left (west) side of house requires two variances:
1) Minimum side yard - 15' required, 10' 7" proposed
2) Maximum impervious coverage - 3640 SF allowed, 3652 existing, 3660 proposed

Have there been prior Zoning Board or Planning Board applications involving this property?

YES NO. If yes, please specify the date(s) and type of approval or action requested:

The variance or action requested above was: GRANTED DENIED

Are there any easements or deed restrictions affecting this property? YES NO

If so, please explain and attach copies: _____

Insert Zone Requirements page

	Required	Existing	Proposed
Minimum Lot Area	10,625 SF	9,709 SF	9,709 SF
Min. Lot Width @ Setback	85 ft min	84.53 ft (enc)	84.53 ft (enc)
Min. Lot Width @ Street	50 ft	84.53 ft	84.53 ft
Minimum Front Yard	25.0 ft	39.5 ft	39.5 ft
Minimum Rear Yard	30 ft	51.7 ft	51.7 ft
Minimum Side Yard	15 ft	14.78'/11.9' (enc)	14.78'/11.9' (enc)
Combined Side Yard	36% LW/30.43'	31.6%/26.68' (enc)	31.6%/26.68' (enc)
Maximum Building Cov.	20%	21.3% (enc)	21.3% (enc)
Maximum Impervious Cov.	3,640 SF	3,652 SF (enc)	3,660 SF **
FAR	30%	-	-
Principal Building Height	2 1/2 stories/30'	2 1/2 story	2 1/2 story

(enc) Existing Non-conforming

** Variance required

If a question below does not apply to the type of variance or action being requested, please write N/A for "Not Applicable".)

Please check the kind of determination or variance you seek:

- _____ (a) A determination that the Zoning Officer did not correctly apply the Ordinance.
- _____ (b) An Interpretation of the Zoning Code or map.
- X (c) A dimensional variance for a structure, surface pavement or required parking other than listed under (d) below.
- _____ (d) A use variance
- An expansion of a non-conforming use
- A deviation from a requirement which relates solely to a conditional use. [N.J. Statute 40:55D-67.]
- An increase in FAR
- Other: _____
- _____ (e) Permission to build on a lot which does not abut on an improved street [N.J. Statute 40:55D-35.]

(Additional pages may be attached if more space is required to answer any of the following questions. Please be sure to reference the question number(s) being answered.)

1. If your application is the kind described in (a) or (b) above, please explain.
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2. If your application is the kind described in (c) or (e) above, do you claim that strict application of the Code would result in peculiar and exceptional practical difficulties to you, or exceptional and undue hardship on you, because of:
- i) exceptional narrowness, shallowness or shape of lot? YES NO
- or ii) exceptional topographical conditions? YES NO
- or iii) an extraordinary and exceptional situation uniquely affecting your lot and the structure(s) thereon? YES NO

- 2a. If yes, please specify the exceptional condition and how it results in the difficulties or hardship you claim:

Lot is undersized for zone. Existing structure abuts 15' setback on both sides, so generator placement away from structure and windows requires placement within setback.

3. If you seek a dimensional or parking variance under (c) above, do you claim that the purposes of the Municipal Land Use Law (NJSA 40:55D-2) would be advanced by the deviation from the Code requirement?

YES NO If yes, please explain:

4. If you seek a variance under (d) above, NJSA 40:55D-70(d) requires proof of what is known in zoning law as "special reasons". In your case, do you claim that the land or building cannot be reasonably used by anyone for one of the uses permitted in the Zone District?

YES NO If yes, please explain:

5. Do you claim that there is some reason why the land or building is specially suited for a use not permitted in the Zone District?

YES NO If yes, please explain:

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY

Ethan B. Abraham

I, _____, being duly sworn according to law hereby certify the information presented in this application to be true and accurate.

I am the owner of Block(s) 1809, Lot(s) 18 on the Tax Assessment map of the Borough of Tenafly, the property affected by my application herein.

I authorize _____, as my agent or as my attorney, to appear on my behalf in connection with my application filed herein.

Ethan B. Abraham

Owner signature

Subscribed and sworn before me this

17 day of March, 2022

Michela Keenan

Notary

MICHELA KEENAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/25/2024

PROOF OF PAYMENT OF TAXES

[To be verified by the Tax Collector.]

Address: 15 COPPELL DRIVE Block 1809 Lot 18

No taxes are due on the above property

Taxes are due on the property as follows: _____

Susan Conado
CEO/CTC
3/27/22

**DEPARTMENT OF BUILDINGS
ZONING OFFICE
LETTER OF DENIAL
BOROUGH OF TENAFLY**

Date: 03/03/2021
Re:Application#: 6412

To:
ABRAHAM, ALICE & ETHAN
15 COPPELL DR
TENAFLY NJ 07670

Voucher/Receipt#	67476
Check #:	294
Amount collected	\$ 25.00

Your application for a permit to:
GENERATOR


on the property at 15 COPPELL DR TENAFLY Block : 1809 Lot : 18
has been denied for noncompliance with provisions of Article (s) : Sections : of the Municipal Zoning Ordinance for the following reasons:

INSTALLATION OF GENERATOR IN SIDE YARD SET BACK NOT PERMITTED. 15' SIDE YARD REQUIRED - 14.78' EXISTING SET BACK.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Department of Buildings, Zoning Office. Please contact this office to reactivate this permit.

Denied by:


Robert E. Byrnes, Sr.

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Robert E. Byrnes, Sr., Zoning Official

**CHECKLIST FOR
 DETERMINING COMPLETENESS OF APPLICATIONS TO THE
 BOARD OF ADJUSTMENT
 BOROUGH OF TENAFLY, NEW JERSEY
 SUBSECTION 35-706b.5**

CHECKLIST No. 5 – APPEALS, INTERPRETATIONS, C and D VARIANCES

Applications filed with the Board of Adjustment pursuant N.J.S.A. 40:55D-70 and 40:55D-76 shall not be deemed complete until all materials and information specified below have been submitted to the designated Administrative Officer unless, upon receipt of a written request from the applicant, a specific requirement is waived by the municipal agency. All requests for waivers shall accompany the application and shall be granted or denied within 45 days of receipt of said application.

Applicant's Name Ethan B Abraham
 P.Q. Street Address 15 Coppell Drive, Tenafly
 Block 1809 Lot 18 Zone R-10

OFFICIAL USE
Application No.: _____ Date Filed: _____

REQUIRED DATA AND INFORMATION

[C: Complete; I: Incomplete; NA: Not Applicable; WR: Waiver Requested; A: Approved; D: Denied]

GENERAL INFORMATION – ALL APPLICATION TYPES: Unless otherwise noted, one original and thirteen copies of each must be submitted.	C	I	NA	WR	A	D	COMMENTS
a. Official Board of Adjustment application form, properly completed	[]	[]	[]	[]	[]	[]	
b. Affidavit of ownership and/or owner's agreement to application and/or statement of applicant's interest in subject property	[]	[]	[]	[]	[]	[]	
c. Original signed and notarized affidavit of service to property owners within 200' or original post office certified mailing receipt for each address	[]	[]	[]	[]	[]	[]	
d. Certified list of property owners within 200' of subject property, from Borough Assessor	[]	[]	[]	[]	[]	[]	

CHECKLIST #5 - REQUIRED DATA AND INFORMATION *(continued)*

GENERAL INFORMATION:	C	I	N/A	WR	A	D	COMMENTS
e. One copy of proof that public notice was published in the designated official newspaper at least 10 days prior to the hearing date.	[]	[]	[]	[]	[]	[]	
f. One copy of Borough Tax Collector's certification as to taxes due.	[]	[]	[]	[]	[]	[]	
g. One copy of receipts indicating all application and escrow fees have been paid.	[]	[]	[]	[]	[]	[]	
h. Copies of all prior Board decisions, actions, resolutions, etc. relative to the subject property.	[]	[]	[]	[]	[]	[]	
i. Signed letter of denial of zoning permit or zoning officer's written determination regarding a proposed use, a proposed development or aspect of the subject property.	[]	[]	[]	[]	[]	[]	
j. Copies of all site, building and/or accessory structure design documents (with same issue dates as those submitted for zoning review) for which the letter of zoning denial was issued.	[]	[]	[]	[]	[]	[]	
k. Copies of any N.J.D.E.P. applications, letters of exemptions and/or letters of interpretation made relative to the subject property.	[]	[]	[]	[]	[]	[]	

DEVELOPMENT SPECIFIC DATA & INFORMATION:	C	I	N/A	WR	A	D	COMMENTS
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For applications pursuant to N.J.S.A. 40:55D-70, paragraph c or d, requiring Subdivision and/or Site Plan approval: All data & information required by the purpose designated Checklist #1 through #4 in Article 35-706b, shall be provided

For applications pursuant to N.J.S.A. 40:55D-70, a, b, c or d not requiring Subdivision or Site Plan approval: All data & information listed in SCHEDULE 5A, applicable to the Board of Adjustment action being requested

CHECKLIST #5 - REQUIRED DATA AND INFORMATION (continued)

SCHEDULE 5A

Drawing Requirements: One original and thirteen copies of each of the following documents shall be submitted, containing the minimum information listed for each document required

1. Survey	[]	[]	[]	[]	[]	[]	[]
2. Site Plan	[]	[]	[]	[]	[]	[]	[]
3. Architectural Drawings	[]	[]	[]	[]	[]	[]	[]

1. SURVEY:	C	I	N/A	WR	A	D	COMMENTS:
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- a. Survey shall be clearly and legibly drawn to scale, not smaller than 1 inch equals 30 feet [] [] [] [] [] [] []
- b. Drawing size: 8.5"x 11"min. to 24" x 36"max. (minimum size needed for legibility and required content) [] [] [] [] [] [] []
- c. North arrow [] [] [] [] [] [] []
- d. Original and latest-revision dates [] [] [] [] [] [] []
- e. Surveyor's signature and raised seal. [] [] [] [] [] [] []
- f. Name of property owner & applicant [] [] [] [] [] [] []
- g. Street address and Tax Map block & lot numbers per Assessor's record [] [] [] [] [] [] []
- h. Lot area with mete: & bounds description of lot. [] [] [] [] [] [] []
- i. Property lines with coordinates and lengths [] [] [] [] [] [] []
- j. Named streets with R.O.W. widths [] [] [] [] [] [] []
- k. Easements labeled with type, dimensions & dedicated owner [] [] [] [] [] [] []
- l. Location & names of all waterways [] [] [] [] [] [] []
- m. Existing topographic contours not greater than 2' intervals [] [] [] [] [] [] []
- n. All existing site development including buildings, structures, equipment, driveways, parking areas, pavement and site features [] [] [] [] [] [] []
- o. Existing grade elevations at corners of existing and proposed structures. [] [] [] [] [] [] []
- p. Existing first floor & highest roof elevations [] [] [] [] [] [] []
- q. Critical dimensions of all existing buildings, structures, equipment, driveways, parking areas, pavement and/or site features to property lines. [] [] [] [] [] [] []

CHECKLIST #5 - REQUIRED DATA AND INFORMATION (continued)

2. SITE PLAN:	C	I	N/A	WR	A	D	COMMENTS
a. Scale of drawing, in written & graphic forms, not less than 1 inch equals 30 feet, clearly and legibly drawn	[]	[]	[]	[]	[]	[]	[]
b. Drawing size: 8.5"x 11"min. to 24" x 36"max. (minimum size needed for legibility and required content)	[]	[]	[]	[]	[]	[]	[]
c. North arrow	[]	[]	[]	[]	[]	[]	[]
d. Original and latest-revision dates	[]	[]	[]	[]	[]	[]	[]
e. Design professional's signature & raised seal	[]	[]	[]	[]	[]	[]	[]
f. Name of applicant and property owner	[]	[]	[]	[]	[]	[]	[]
g. Tax Map Block & Lot numbers and zone district of property	[]	[]	[]	[]	[]	[]	[]
h. Street address & zone district	[]	[]	[]	[]	[]	[]	[]
i. Lot area	[]	[]	[]	[]	[]	[]	[]
j. Metes and bounds description of lot.	[]	[]	[]	[]	[]	[]	[]
k. Property boundaries with coordinates and lengths	[]	[]	[]	[]	[]	[]	[]
l. Named streets with R.O.W. widths	[]	[]	[]	[]	[]	[]	[]
m. Easements with dimensions and name of easement owner	[]	[]	[]	[]	[]	[]	[]
n. Location & name of all waterways, dimensioned from center line to nearest proposed development	[]	[]	[]	[]	[]	[]	[]
o. Existing & proposed topographic contours not greater than 2' intervals	[]	[]	[]	[]	[]	[]	[]
p. Existing & proposed lot development including buildings, structures, equipment, driveways, parking areas, pavement and site features (all existing development to be removed also indicated)	[]	[]	[]	[]	[]	[]	[]
q. Existing & proposed grade elevations at corners of existing and proposed structures.	[]	[]	[]	[]	[]	[]	[]
r. Average grade calculation showing existing, proposed and allowable corner grades.	[]	[]	[]	[]	[]	[]	[]
s. Proposed first floor and highest roof elevations	[]	[]	[]	[]	[]	[]	[]

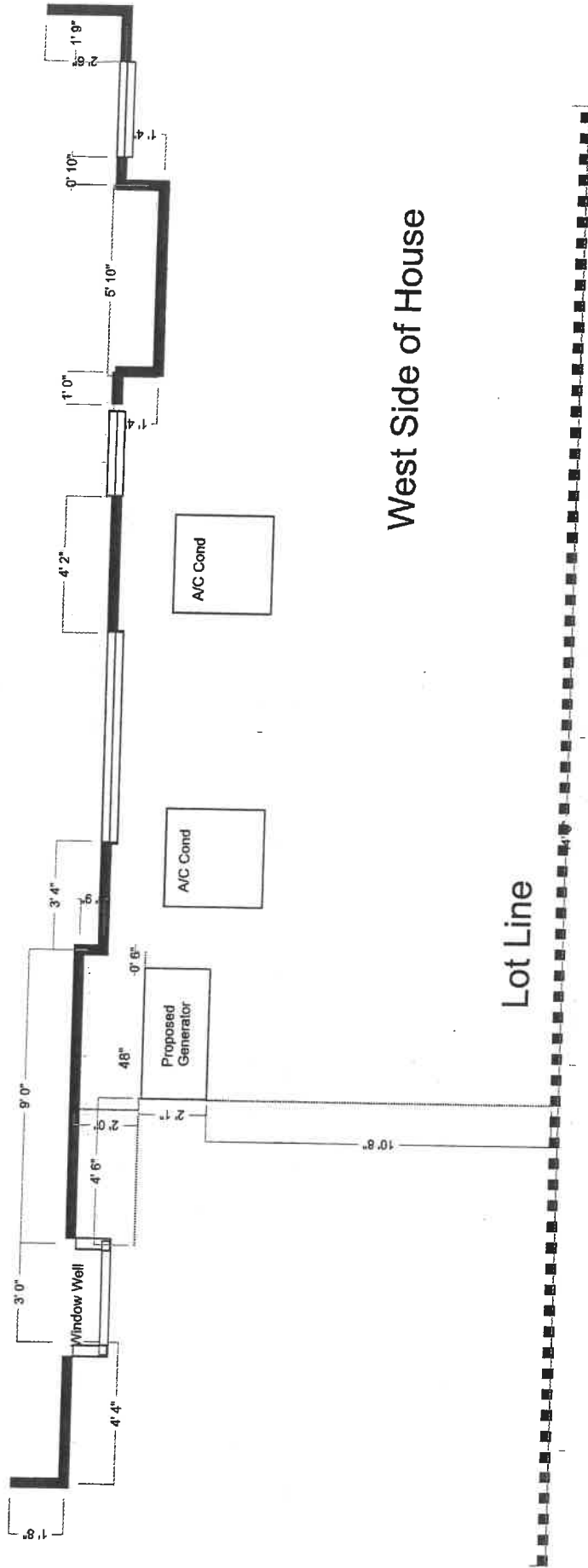
CHECKLIST #5 - REQUIRED DATA AND INFORMATION (continued)

2. SITE PLAN:	C	I	N/A	WR	A	D	COMMENTS
t. Dimensions of all proposed buildings, structures, equipment, driveways, parking areas, pavement and/or site features with critical dimensions to property lines	[]	[]	[]	[]	[]	[]	[]
u. Limits of lot area to be disturbed located with areas of natural grade having slopes > 15% to 25% & >25% separately indicated	[]	[]	[]	[]	[]	[]	[]
v. Table of site development zoning compliance including, zone district, lot area, lot frontage & width; lot & yard coverage; building setbacks & height -- provided in required, existing & proposed categories	[]	[]	[]	[]	[]	[]	[]
w. Graphic designation of required yards	[]	[]	[]	[]	[]	[]	[]
x. Heights of all existing & proposed retaining walls, with top & bottom elevations relative to grade	[]	[]	[]	[]	[]	[]	[]
y. Details of proposed stanchions, fences, light posts, signs and similar site features	[]	[]	[]	[]	[]	[]	[]
z. Location of proposed HVAC, electrical generator and/or pool equipment	[]	[]	[]	[]	[]	[]	[]
aa. Proposed screening, landscaping and/or buffers as required by code	[]	[]	[]	[]	[]	[]	[]
bb. All components of proposed storm drainage system; piped and/or surface	[]	[]	[]	[]	[]	[]	[]
cc. Names of all property owners within 200 feet of subject property	[]	[]	[]	[]	[]	[]	[]
dd. Key map showing location of subject property in relation to surrounding lots & streets within 200'; all blocks, lots and streets labeled	[]	[]	[]	[]	[]	[]	[]
ee. Graphic indication of principal and accessory structures on all contiguous lots	[]	[]	[]	[]	[]	[]	[]

3. ARCHITECTURAL DRAWINGS:	C	I	N/A	WR	A	D	COMMENTS
a. Drawing size: 8.5"x 11"min. to 24" x 36"max. (minimum size necessary for legibility and required content)	[]	[]	[]	[]	[]	[]	[]
b. Drawing scale indicated in both written & graphic forms, not less than 1/8 inch equals one foot, clearly and legibly drawn	[]	[]	[]	[]	[]	[]	[]

CHECKLIST #5 - REQUIRED DATA AND INFORMATION *(continued)*

3. ARCHITECTURAL DRAWINGS:	C	I	N/A	WR	A	D	COMMENTS
c. Title block containing name of applicant & property owner, street address, block & lot numbers, name of preparer, date prepared & date of last amendment	[]	[]	[]	[]	[]	[]	[]
d. Design professional's signature & raised seal	[]	[]	[]	[]	[]	[]	[]
e. Table of bulk zoning compliance including, zone district, lot size, lot coverage, setbacks, number of stories, building height relative to average grade & FAR – provided in required, existing & proposed categories	[]	[]	[]	[]	[]	[]	[]
f. Tabulation of existing and proposed areas of for all floors, decks and/or patios; at each level of building or structure, measured at outside perimeter, including attic areas 6' and higher, as applicable to Lot Coverage & FAR	[]	[]	[]	[]	[]	[]	[]
g. Existing and proposed floor plans (may be combined) for all floors or levels of building structures, with all rooms & spaces labeled per use and all exterior walls dimensioned	[]	[]	[]	[]	[]	[]	[]
h. Existing and proposed elevation drawings (may be combined) for all building facades or structures with first floor to highest roof dimension indicated	[]	[]	[]	[]	[]	[]	[]
i. Building sections & component details as required to demonstrate zoning compliance	[]	[]	[]	[]	[]	[]	[]

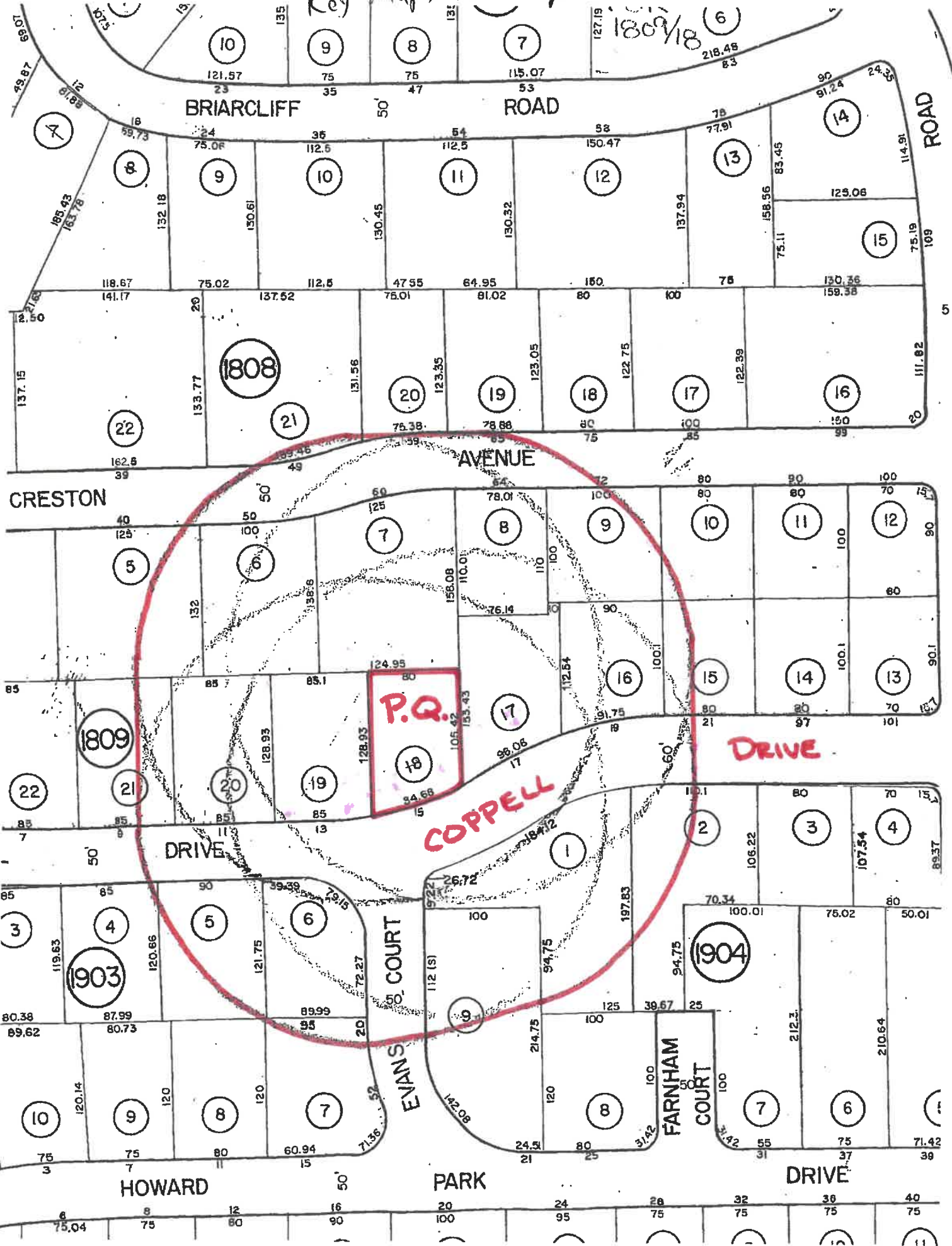


West Side of House

Lot Line

Key Map / Tax Map

1809 1/8 (6)



BRIARCLIFF ROAD

ROAD

ROAD

CRESTON

AVENUE

DRIVE

COPPELL DRIVE

DRIVE

EVANS COURT

FARNHAM COURT

HOWARD PARK DRIVE

DRIVE

DRIVE

1808

1809

1903

1904

P.Q.

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