

Borough of Hasbrouck Heights Zoning Review Application

All sections of the application must be fully completed or no review will be done

Date Data Package Received: _____ **PERMIT #** _____

Applicant Name: _____

Property Address: _____

Block: _____ Lot: _____ Zone Designation: _____

Brief description of the proposed work: _____

Is this a corner property? _____

Applicant's Phone: _____ Email: _____

Architect's Name: _____

Architect's Phone: _____ Email: _____

() DRIVEWAY () FENCE () WALL () SHED () WALKWAY () PATIO

() SIDEWALK () RESIDENTIAL STEPS

The following must be furnished as part of this review request:

- **Property survey** that clearly shows ***existing*** and ***proposed*** new structure locations
- Drawings for the structure must show plan and elevation views with dimensions
- **All plans shall be signed** by the owner, a duly licensed engineer, registered architect or land surveyor of New Jersey.
- A topographical map (two-foot contours) before & after the proposed work showing storm drainage provisions for the site **may** be required if substantial soil movement is involved in the project. (Any soil movement requires soil movement permits and engineering plans before construction permits are issued.) Existing and proposed contours, referred to United States Coast and Geodetic Survey datum, with a contour interval of two feet for slopes of less than 10% and an interval of five feet for slopes of more than 10%. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines.

ESTIMATED COST OF WORK: _____

() Owner Signature OR

() Contractor Signature: _____

Fee\$ _____ Check/Money Order # _____ Total \$ Paid _____

Zoning Officer _____ () Approved () Denied

Inspection Date _____ () Pass () Fail

Borough of Hasbrouck Heights Zoning Review Data Table

Proper zoning review requires the completion of the data sheet as well as drawings showing the layout on the site and the elevation view of any proposed structure.

	PARAMETER	EXISTING	APPLICABLE MAX/MIN.REQ' D OR ALLOWED				PROPOSED									
(A)	Lot Area (sq Feet)															
(B)	Building Coverage (Sq Feet)															
(C)	Other Impervious Coverage (Sq Feet)															
(D)	Total Coverage (B+C) (Sq Feet)															
(E)	Gross Building Floor Area (sq Feet)(GBA)															
(F)	Floor Area Ratio (%)															
(G)	Max Bldg & Structure Coverage%															
(H)	Minimum Side Yard Setbacks	<table border="1" style="width: 100%;"> <tr> <td>Right</td><td>Left</td></tr> <tr> <td></td><td></td></tr> </table>	Right	Left			<table border="1" style="width: 100%;"> <tr> <td>Right</td><td>Left</td></tr> <tr> <td></td><td></td></tr> </table>	Right	Left			<table border="1" style="width: 100%;"> <tr> <td>Right</td><td>Left</td></tr> <tr> <td></td><td></td></tr> </table>	Right	Left		
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(I)	Minimum Rear Yard Setbacks (ft)															
(J)	Minimum Front Yard Setbacks (ft)															
(K)	Minimum Lot Width (ft)															
(L)	Height of proposed structure (ft)															
(M)	Min Lot Depth															

(All three columns are to be completed---areas in square feet, setbacks in feet, F.A.R)

(A) **Lot Area** -- This is the actual square footage of the lot.

(B) **Building Coverage** -- This is square footage of the land area covered by buildings or other structures with roofed areas.

- Residences
- Garages, Sheds, Porches
- Decks, Cabanas, etc.

(C) **Other Impervious Coverage** -- This is the square footage of all other impervious surfaces other than that created by Building Coverage.

- Driveways and other paved areas
- Patios & walkways, areas with interlocking "paver" stones, etc.
- Surface area of swimming pools, decks which do not allow free drainage of rainwater through to the ground underneath.

(D) **Total Coverage** -- The sum of B and C is, in fact, the total impervious surface area. The maximum is determined using Attachment 2 under Chapter 275 Zoning. This value should be inserted into the center column of row D in the above chart.

(E) **Gross Building Floor Area** -- The square footage of all enclosed floor areas of buildings on the property.

- Residences - all floors *excluding* open porches, unfinished attics, basements, decks or patios

- Garages and accessory buildings (sheds, etc.)

(F) **Floor Area Ratio (F.A.R.)** -- Allowable F.A.R. is defined by the Code. Calculate existing and proposed by dividing existing and proposed gross building floor area, respectively, by lot size.

(G) **Max Building & Structure Coverage:** See Attachment 2 under Chapter 275 Zoning for your applicable zone.

(H) **Side Yard Setbacks** See Attachment 2 under Chapter 275 Zoning for your applicable zone.

(I) **Minimum Rear Yard Setback** See Attachment 2 under Chapter 275 Zoning for your applicable zone.

(J) **Minimum Front Yard Setback** See Attachment 2 under Chapter 275 Zoning for your applicable zone.

(K) **Minimum Lot Width** See Attachment 2 under Chapter 275 Zoning for your applicable zone.

(L) **Height of Proposed Structure** See Attachment 2 under Chapter 275 Zoning for your applicable zone.

(M) **Minimum Lot Depth** See Attachment 2 under Chapter 275 Zoning for your applicable zone.