

**REQUIRED MATERIALS AND CHECKLIST FOR  
ALLENDALE ZONING BOARD OF ADJUSTMENT HEARINGS**

This checklist and attached sample drawings are provided to ensure that you or your attorney are prepared for your hearing and that your application is complete. All items should be supplied to the extent that they are applicable to the specific application. If information is insufficient or missing, the board may deem your application incomplete and adjourn your hearing until it receives all necessary documentation.

**I. PROVIDE AN ACCURATE SURVEY FOR THE PROPERTY IN QUESTION WHICH CONTAINS THE FOLLOWING INFORMATION:**

- \_\_\_ 1. Footprint of existing buildings or structures.
- \_\_\_ 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- \_\_\_ 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- \_\_\_ 4. The location and dimensions of steps, patios, driveways, decks, pools and all other improved impervious areas and their precise distances to nearest property line and structures.
- \_\_\_ 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- \_\_\_ 6. The precise distances from all property lines to the closest point of the proposed construction.

**II. AN ENLARGED TAX MAP DEPICTING PROPERTY IN QUESTION AND ITS RELATIONSHIP TO NEIGHBORING PROPERTIES.**

- \_\_\_ 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.
- \_\_\_ 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.

**III. STRUCTURAL DIMENSIONS:**

- \_\_\_ 1. All dimensions of existing building or structure.
- \_\_\_ 2. All dimensions of proposed building or structure.
- \_\_\_ 3. Height of existing building or structure.\*

\_\_\_\_\_ 4. Height of proposed building or structure.\*  
\*(height to be measured from lowest point of the ground that abuts the foundation of the structure to the highest point on the roof.)

\_\_\_\_\_ 5. Front, rear and side elevations of the proposed structure.

#### IV. FLOOR PLANS.

\_\_\_\_\_ 1. Floor plans of the existing interior of the building containing all relevant dimensions.

\_\_\_\_\_ 2. Floor plans of the interior of the proposed construction containing all relevant dimensions.

\_\_\_\_\_ 3. Precise square footage of the existing building.

\_\_\_\_\_ 4. Precise square footage of the proposed construction.

\_\_\_\_\_ 5. Floor area ratio calculation pursuant to Section 270-63 of the zoning ordinance (required for all applications)

#### V. PHOTOGRAPHS.

\_\_\_\_\_ 1. Photographs of the property in question and existing improvements may be helpful to the Board in presenting your information.

\_\_\_\_\_ 2. Photographs of views from the existing building or structure to neighboring properties and buildings which show existing plantings or other buffers are also helpful and may be requested by the Board.

(All photographs should be taken by you or someone who can testify to the Board as to when they were taken and that the photographs represent an accurate depiction of what they saw at the time.)

#### VI. LANDSCAPING AND LAND FEATURES.

\_\_\_\_\_ 1. The survey, plat or plan should locate and describe any proposed landscaping to be done in connection with the application.

\_\_\_\_\_ 2. The location of any unusual property features should be indicated, such as flood plain, streams, wooded areas, rock outcroppings or steep slopes.

#### VII. PREVIOUS APPLICATIONS.

\_\_\_\_\_ 1. Applicants should be prepared to discuss prior applications to the Zoning Board of Adjustment and Planning Board and the results thereof.

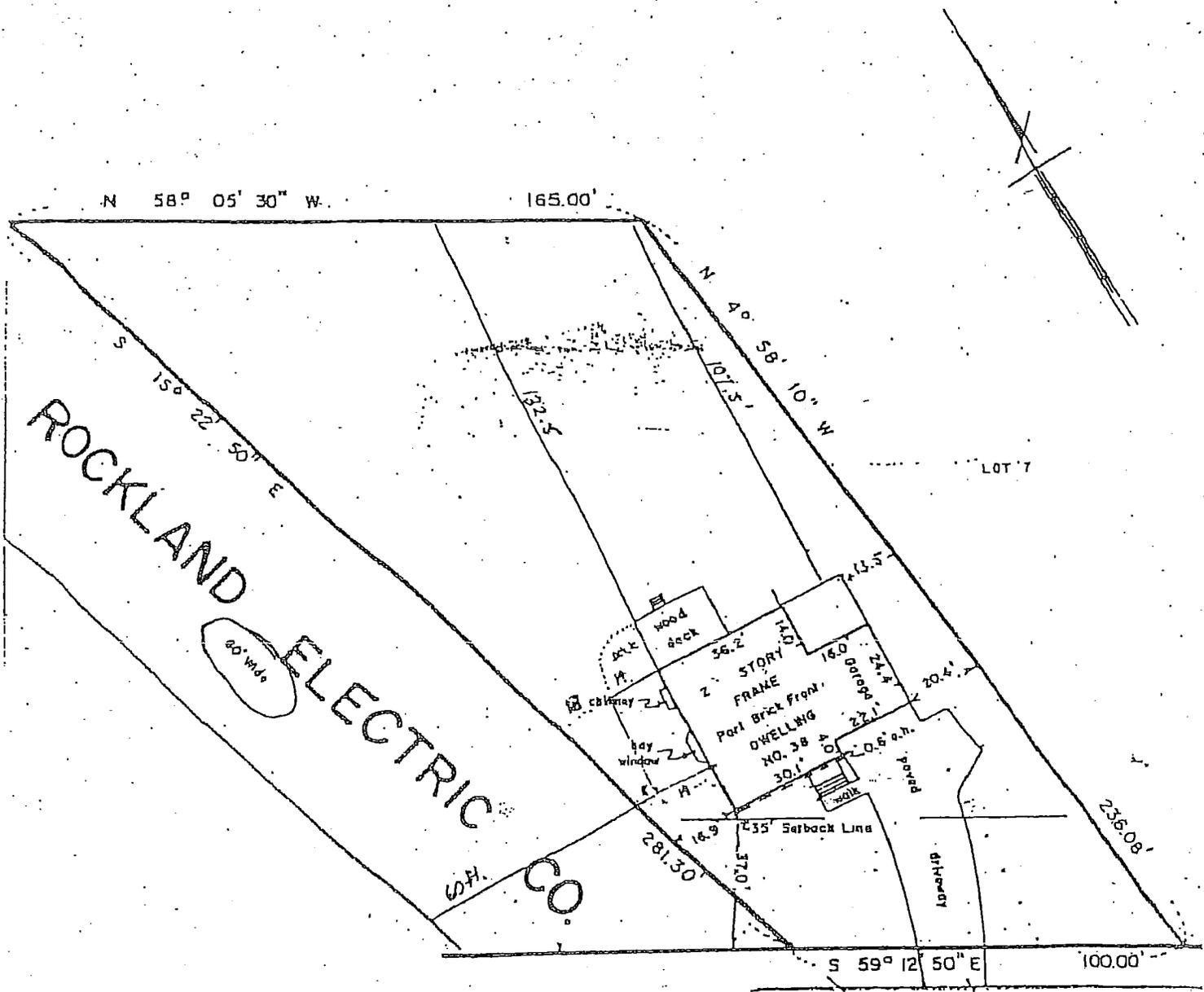
VIII. Any additional information which may be deemed necessary by the Zoning Board, its Consultants or Borough departments and agencies.

NOTE: ALL DIMENSIONS AND DISTANCES MUST BE DEPICTED TO SCALE ON DRAWINGS AND PLANS:

Any questions regarding your hearing or the checklist should be directed to the Board of Adjustment Secretary at the Borough of Allendale Municipal Building (818-4403). Please submit twelve (12) copies of all drawings and plans to the Zoning Board of Adjustment office at least twenty (20) days prior to the hearing. It is suggested that the property owner refer to the appropriate building code to assure proper engineering and construction techniques, or to secure the services of a local, reputable architect and/or engineer.

LOT 8 REFERENCE MAP  
 BLOCK 916 FINAL SUBDIVISION OF MAPLECREST ESTATES, ALLENDALE, BERGEN COUNTY, N.J.  
 FILED IN THE B.C.C.O. ON OCTOBER 30, 1980. AS MAP NO. 7897.

BUILDING OFFSETS NOT TO BE USED FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.  
 LOCATION SURVEY - STAKES NOT REQUESTED  
 TAX MAP, LOT 8 BLOCK 918



FARLEY PLACE

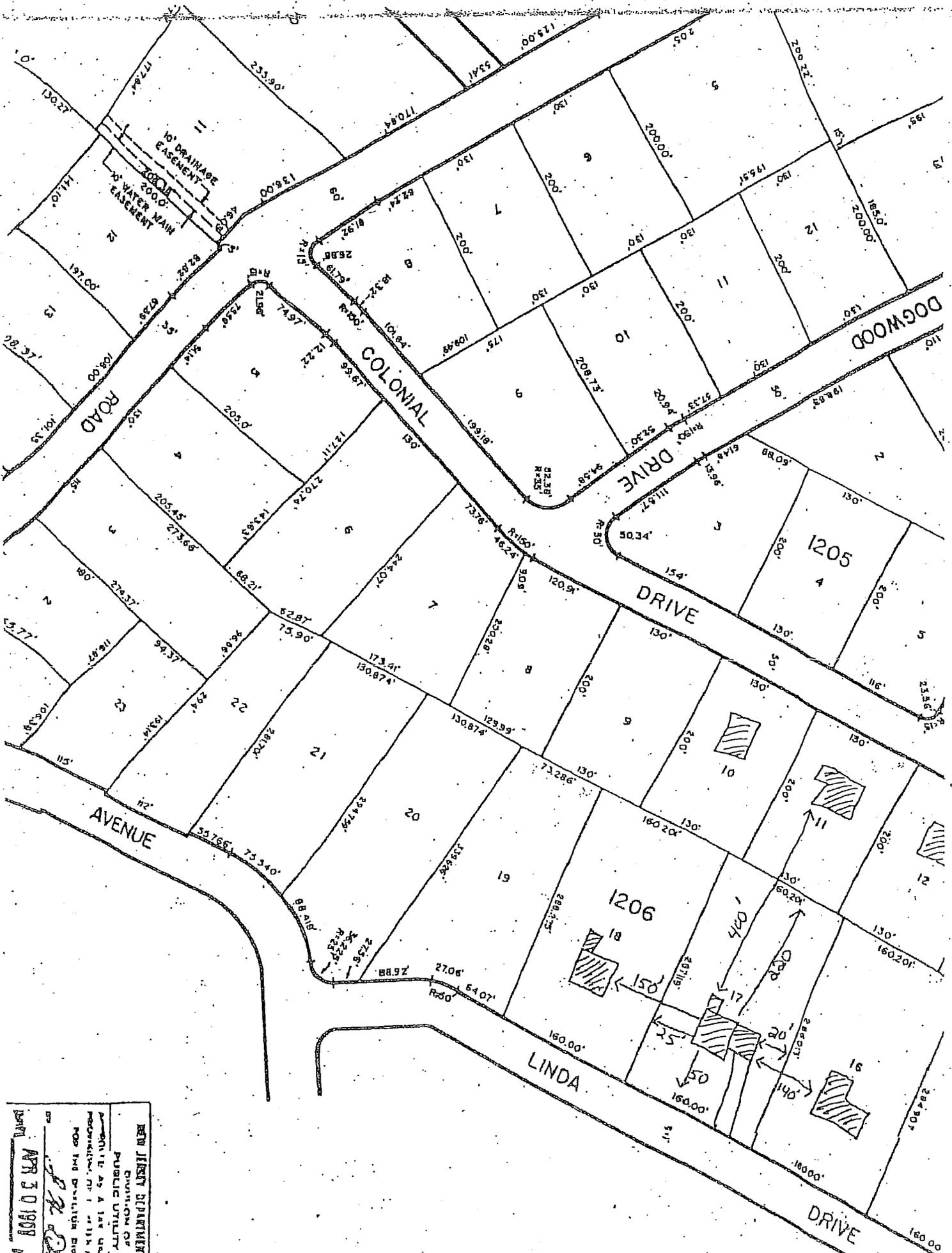
TO ALL PARTIES IN CURRENT INTEREST IN TITLE TO THESE PREMISES  
 SAFECO TITLE INSURANCE COMPANY, AND NORTH JERSEY SAVINGS AND LOAN  
 ASSOCIATION.

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS  
 DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS  
 EXISTING ON THE PROPERTY. THIS SURVEY IS PREPARED SPECIFICALLY  
 FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR THE CERTIFICATION. THE  
 UNDERSIGNED WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY  
 ASSIGNMENT OF THIS SURVEY, THROUGH A SURVEY AFFIDAVIT TO ANY  
 PERSON NOT SO NAMED.

DATED MAY 6, 1983

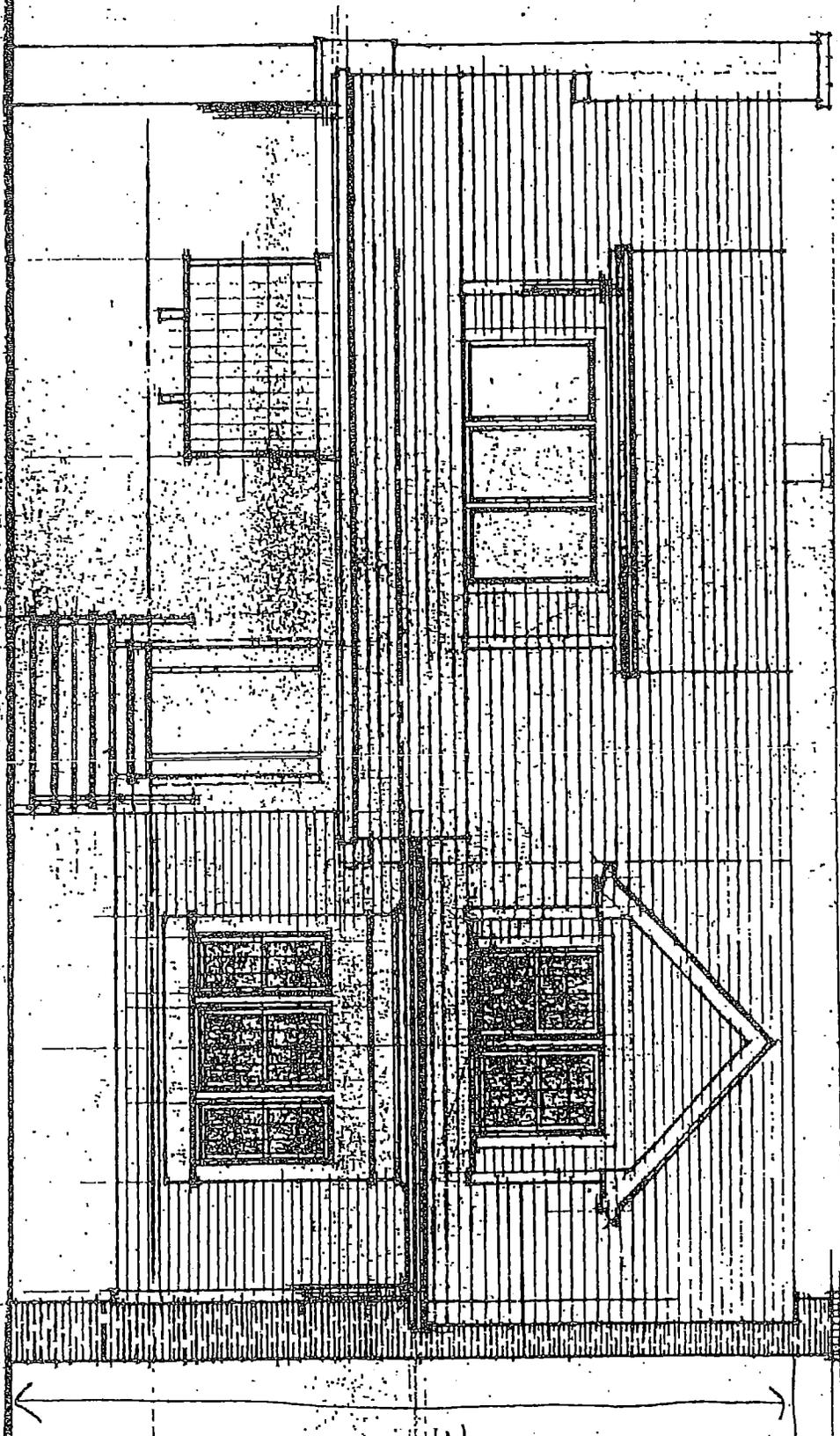
SURVEY MAP PREPARED FOR AND CERTIFIED TO  
 MARINO N ANDRIANI AND  
 DIANA M. ANDRIANI HIS WIFE  
 BOROUGH OF ALLENDALE  
 BERGEN COUNTY NEW JERSEY

SCALE 1" = 40'  
 JOHN HOYMAN, JR.  
 HOYMAN SURVEYING ASSOCIATES  
 15 WALNUT STREET MAHWAH, N.J.



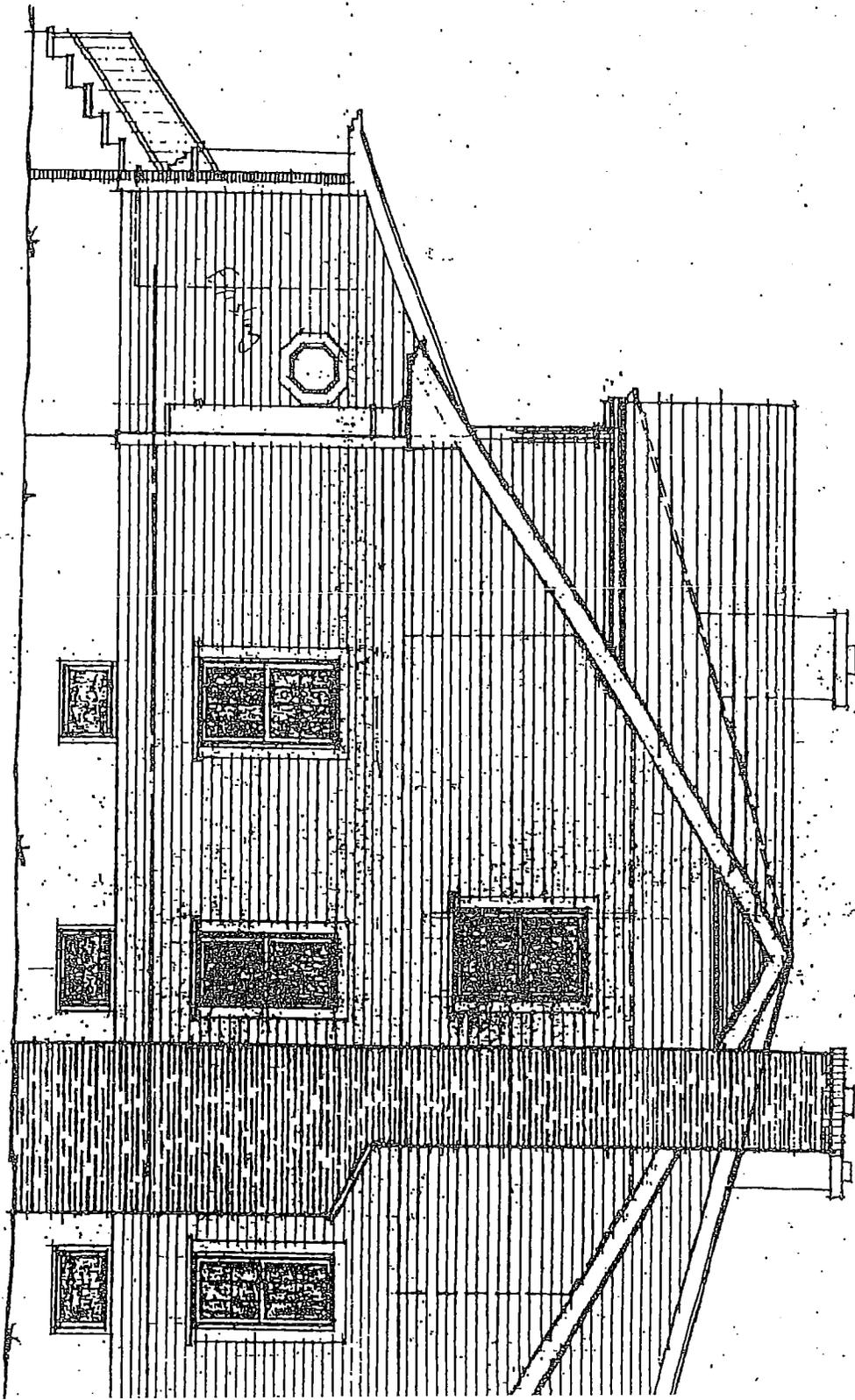
NEW JERSEY DEPARTMENT  
 COMMISSION OF  
 PUBLIC UTILITIES  
 APR 30 1968

FRONT ELEVATION



33.5'

S. 11.5'



EXISTING

38'-0"

NEW ADDITION

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

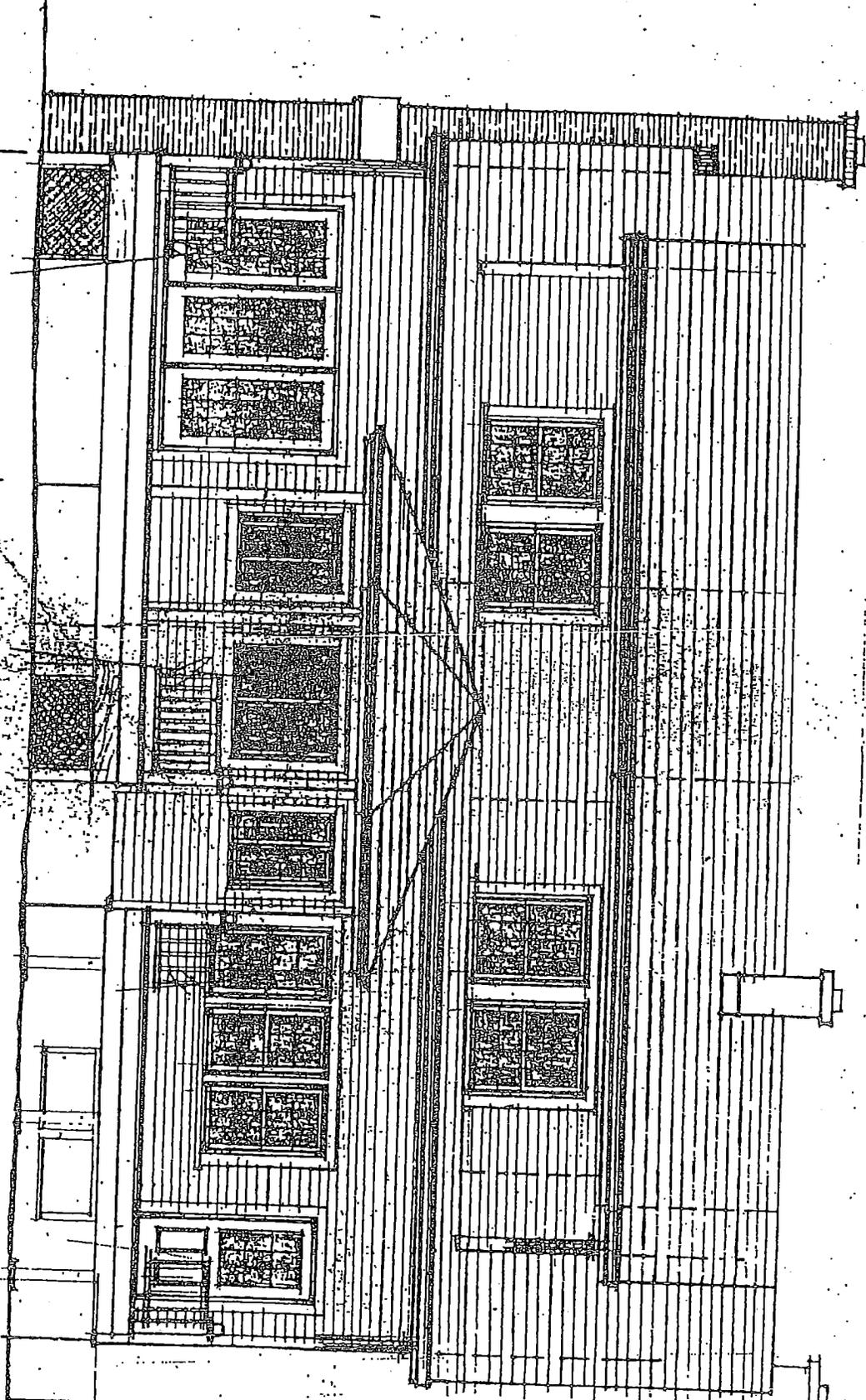
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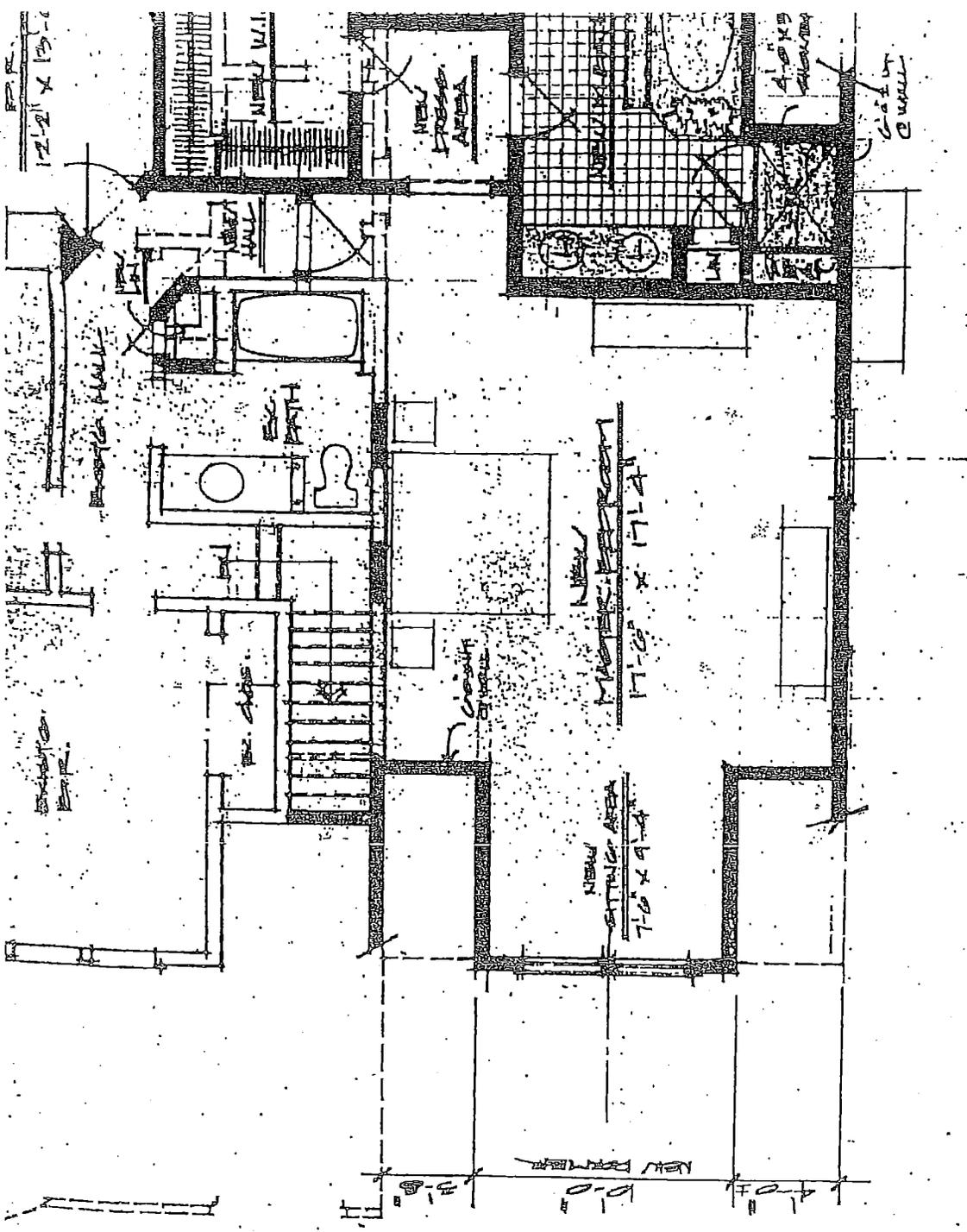
NEW ADD  
12'-4"

NEW ADDITION  
11'-0"

EXISTING  
9'-0"







SECOND FLOOR PLAN  
SCALE: