Rider to Application of Uwais Syed
657 Bogert Road, Block 607, Lot 7
River Edge, New Jersey

The Applicant is the owner of the property located at 657 Bogert Road, designated as Block 607, Lot 7 on the River Edge Tax Map (the "Property"). The Property is an irregular corner lot that fronts upon Bogert Road and Jefferson Avenue.

The Property is located in the R-1 Residential Zone and is currently developed with a single-family residence, along with a paved driveway and related improvements. The Applicant seeks approval to construct a second-floor addition to the existing residence, as well as new porches along both street frontages.

The variances requested are as follows:

1. Maximum building coverage (Section 416-14), where 25% is permitted, 32% is existing, and 33.9% is proposed;
2. Minimum front yard setback from Bogert Road (Section 416-13), where 30 feet is required and 24 feet, 9 inches is proposed to the porch; and
3. Minimum front yard setback from Jefferson Avenue (Section 416-13), where 30 feet is required, 16 feet, 11 inches is existing to the porch, and 9 feet, 7 inches is proposed to the porch (please note that a minimum of 6 inches to the deck is existing and proposed to remain).

The following existing, nonconforming conditions are proposed to remain and are not impacted by the proposed improvements:

1. Minimum lot area, where 7,500 square feet is required and 6,060 square feet is existing/proposed;
2. Minimum lot width, where 75 feet is required and the Property is irregular in width; and
3. Minimum side yard setback, where 7 feet, 6 inches is required and 5 feet, 8 inches is existing/proposed.

The Applicant proposes to improve the exterior appearance of his home, maximizing the aesthetic appeal of its dual street frontages. In addition, the proposed porches would provide safer ingress and egress for the occupants, as well as enhanced protection from inclement weather. Along Jefferson Avenue, the proposed porch would be set back significantly further than the existing deck and is not expected to have any detrimental impacts on the surrounding area. Although a variance is requested for maximum building coverage, the total improved lot coverage is compliant since the area of the driveway is excluded pursuant to Section 416-15. In addition, the Property has a French drain system connected to all major roof gutters on the rear of the building that sufficiently directs runoff to the area near the garage. As a result, the increased building coverage is not anticipated to negatively impact stormwater management on the Property. Testimony in further support of the requested relief will be presented during the public hearing before the Board.