



**JOINT LAND USE BOARD - BOROUGH OF DUMONT**  
**50 WASHINGTON AVENUE, DUMONT, NJ 07628**  
**(201) 387-5034**

**NOTICE OF APPEAL**  
**(USE VARIANCE APPLICATION FORM)**

Date: \_\_\_\_\_

**Note: The application must be deemed administratively complete before it will be scheduled for a hearing. All requested information must be submitted for the application to be deemed complete.**

Appeal is hereby made by the undersigned (check applicable item or items)

☐ from the action of the Building Inspector in refusing my application for a Building Permit, dated \_\_\_\_\_.

☐ for a special exception or variance from the terms of the Zoning Ordinance of the Borough of Dumont.

Appellant,

Name

Address

Email

Contractor (if any),

Name

Address

Email

Professional Preparing,

Name

Address

Email

1. Application relates: (check applicable item or items)

☐ Use

☐ Lot Area:

☐ Setbacks

☐ Height

☐ Existing Building

☐ Proposed Building

☐ Other

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2. Brief description of real estate affected: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location (Street address, Block and Lot No.): \_\_\_\_\_

Lot size: \_\_\_\_\_

Present use: \_\_\_\_\_

Present Zoning classification: \_\_\_\_\_

Present improvements upon land: \_\_\_\_\_  
\_\_\_\_\_

3. If this is an appeal from action of the Building Inspector, complete the following:

Date of determination made: \_\_\_\_\_

Your statement of alleged error of Building Inspector: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Action desired by appellant: (Give a brief description of your proposed use, including the number of professionals and or employees, the number of anticipated clients or customers per hour, and anticipated days and hours of business.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Reasons appellant believes Board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and note whether hardship is (or is not) claimed, and the specified hardship). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Has previous appeal been filed in connection with these premises? ☐ Yes ☐ No

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7. Plans signed and sealed by the appropriate professional at a scale of 1 inch to 50 feet or better, clearly showing the following information:
- A. Existing Conditions Plan showing the existing conditions of the property.
  - B. Proposed Conditions Plan showing the proposed improvements to the property. The proposed conditions plan must include:
    - A. Required Bulk and area regulations and the ability to meet;
    - B. North arrow and scale;
    - C. Proposed buildings or additions;
    - D. Proposed parking;
    - E. Proposed access to parking and building;
    - F. Approximate dimensions of lot and existing and proposed buildings;
    - G. Approximate setbacks of existing and proposed structures and parking areas from property lines;
    - H. Names of owners of adjacent lots;
    - I. Approximate distance from your property line to existing buildings on adjacent lots;
    - J. Uses on lots adjacent to property;
    - K. Location of public and private roads adjoining the property;
    - L. Location of existing or proposed easements;
    - M. Location of wooded areas and trees greater than 10" diameter;
    - N. Location of any wetlands or other natural features;
  - C. Floor plan of the existing building and structures and any proposed buildings and structures showing dimensions of rooms, total square footages and proposed use of the rooms.

All of the above items must be submitted with the application. If you are requesting a waiver of any of these items, the waiver request must be in writing and state why you feel the waiver should be granted.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Person Making Service

\_\_\_\_\_  
Signature of Property Owner(s)

Sworn to and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_