

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**DECEMBER 16, 2013**

1. Call meeting to order at **7:00 p.m.**
2. Declaration by Chairman that meeting is being held in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum
5. Residential New Business:
  1. Application # 2013-32, Daniel and Mira Stokar,  
15-10 Ellis Avenue, Block 4514, Lot 16, Zone R-1-3  
Proposed addition would increase the building coverage from 28.27% to 34.68% where 35% is permitted. Increase the impervious coverage from 34.68% to 40.50% where 35% is permitted. Would reduce the existing side yard setback from 5.95' to 5.0' where 8' is required. Would maintain the existing front yard setback of 13.96' where 25' is required as per Section 125-12 Schedule of area yard and building requirements
  2. Application #2013-33, Leonid Gubovich,  
20-07 Halstead Terrace, Block 2807, Lot 16, Zone R-1-2  
Proposed 29' x 13'4" in ground pool would increase the impervious coverage to 39% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
  3. Application #2013-34, Andrei and Inna Braudo  
35-19 Stelton Terrace, Block 2613, lot 31, Zone R-1-2  
Proposed addition would increase the building coverage from 22.94% to 26.2% where 25% is permitted. Would decrease the impervious coverage from 50.54% to 46.9% where 35% is permitted. Maintain the existing side yard setback of 5.5' and 6.85' where 10' is required. Maintain the existing front yard setback of 29' where 30' is required as per Section 125-12 Schedule of area yard and building requirements. Increase the FAR from 24.6% to 43.5% where 40% is permitted as per Section 125-57.D.(1)(d)[1]
  4. Application #2013-35, Aneta Piela  
7-19 Cedar Street, Block 5830, Lot 23, Zone R-1-3  
Proposed expansion of a legal non conforming two family dwelling in the R-1-3 zone requires a D-2 use variance Section 125-57.D.(1)(d)[1] as only one dwelling is permitted per lot as per Section 125-17.A(1)

5. Application #2013-36, Robert Katz  
7-24 Morlot Avenue, Block 5401, Lot 1, Zone R-1-3  
Corner property – Proposed 6’ fence on Hazel Place where on 3’ fence is permitted as per Section 125-38.A. Fences and walls
6. Application # 2013-37, Fernando Ramos  
38-37 Northern Drive, block 2327, Lot 8, Zone R-1-3  
Proposed 42’ x 20’ in ground pool would increase the impervious coverage from 33.5% to 46.75% where 35% is permitted as per Section 125-12 Schedule oa area yard and building requirements
6. Commercial Business Carried:
  1. Application #2013-030, Patel Holdings, LLC  
Amendment to prior site plan approval. Amendment to the prior parking variance of 27 spaces . Section 125-57.D.(1)(d)[1] requires D-1 variance for the proposed conversion of two retail spaces to apartments on the first floor where no residence is permitted on the first floor of a mixed use building in the B-4 zone as per Section 125-A.(2) .
7. Public Comment
8. Correspondence/Resolution/Bills
  - A. Correspondence----
  - B. Resolutions
    - 1) Application #2013-031, Alon and Maria Gesthalter,  
16 Garwood Road, Block, Lot 2, Zone R-1-1,  
in-ground pool
  - C. Bills
9. Approve Minutes:
10. Adjourn.