

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**JULY 22, 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 Business Carried:
  1. Application #13-015, Niraj & Amita Patel,  
11 Harris Place, Block 2708.01, Lot 5, Zone R-1-2  
Proposed 2nd story addition and expansion of the one car garage to two car garage. Increase the building coverage from 21.68% to 26% where 25% is permitted. Impervious coverage from 34.66% to 39.7% where 35% is permitted. Maintain existing side yard setback of 8' where 10' is required. Maintain existing front yard setback of 25.7' from Harris Place where 30' is required. Maintain existing front yard setback 25.7' from Hamilton Road where 30' is required as per Section 125-12 Schedule of area yard and building requirements. Increase FAR from 18.83% to 52.02% where 37% is permitted as per Section 125-57D(1)(d)[1]
  2. Application #13-018, Nicholas and Sarah Trawinski  
3-33 Lyncrest Avenue, Block 4315, Lots 33-36  
A 4' fence in the front yard setback where only 3' is permitted as per Section 125-38.A. Proposed new driveway would create two curb cuts where only one is permitted as per Section 125-48.C.(7) Proposed increase the impervious coverage to 40.50% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
  
6. Residential New Business:
  1. Application #2013-019, Juan and Luisa Hinojosa  
26-20 Kipp Street, Block 3508, Lot 30, Zone R-1-2  
Proposed 12' x 16' above ground pool would increase the existing impervious coverage from 37.30% to 41.14% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements

2. Application #2013-20, Dmitriy Yermolin  
22-24 Raphael Street, Block 3326, lot 5, Zone R-1-3  
Corner lot. Raphael Street proposed 6' fence when only 3' fence is permitted in the front yard setback as per Section 125-38 Fences and walls
  
3. Application # 2013-21, George Iakobishvili  
5-03 Berdan Avenue, Block 5618, Lot 4, Zone R-1-3  
Proposed addition, renovation and driveway expansion would have impervious coverage of 38.9% where 35% is permitted. Would maintain the existing side yard setback of 7.12' where 8' is required. Would maintain the existing front yard setback of 23.72' where 25' is required as per Section 125-12 Schedule of area yard and building requirements. Would increase the FAR from 20.8% to 47.1% where 40% is permitted requires a D-4 Variance as per Section 125-57.D.(1)(d)[1]
  
7. Public Comment
  
8. Correspondence/Resolution/Bills
  
9. Approve Minutes: April 22, 2013
  
10. Adjourn.