

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting

Zoning Board of Adjustment

SEPTEMBER 30, 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 from August 19, 2013:
 1. Application #13-018, Nicholas and Sarah Trawinski
3-33 Lyncrest Avenue, Block 4315, Lots 33-36, Zone R-1-3
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 # 2013-25, Ralph Groth,
0-80 Elden Place, Block 2219, Lot 14, Zone R-1-3
Proposed above ground pool would increase the impervious coverage from 35% to 38.80% where 35% is permitted as per Section 125-12 schedule of area yard and building requirements.
 2. Application #2013-026, Teodor and Louella Lazar
41-02 Erli Road, Block 1514, Lot 20, Zone R-1-2
Proposed deck would have 21.77' front yard setback on Saddle River Road where 40' is required for an accessory structure as per Section 125-12 Schedule of area yard and building requirements
 3. Application #2013-27, Iris and Daniel Schnipper
32-15 Southern Drive, Block 2415, Lot 2, Zone R-1-3
Proposed addition would increase the building coverage to 25.6% where 25% is permitted. Would increase the impervious coverage to 38.4% where 35% is permitted. Would maintain the existing side yard setbacks of 7'3" and 7'8" where 18' is required as per Section 125-12 Schedule of area yard and building

requirements. Would increase the FAR from 29% to 46% where 40% is permitted requires a D4 variance as per Section 125-57D(1)(d)[1]

4. Application 2013-028, John Feola
10-20 Burbank Street, Block 4522, Lot 6, Zone R-1-3
Proposed 30' x 15' above ground pool would increase the existing impervious coverage from 38.2% to 45.86% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements

7. Public Comment

8. Correspondence/Resolution/Bills

9. Approve Minutes:

June 17, 2013

July 22, 2013

10. Adjourn.