

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**APRIL 28, 2014**

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 March 27, 2014:
  1. Application#2014-02, Zilberman  
21-24 Christine Court, Block 1501 Lot 5, Zone R-1-2  
Proposed 12' x 26' in ground pool and two story addition. Would increase the impervious coverage from 31.2% to 41.9% where 35% is permitted as per section 125-12 Schedule of area, yard and building requirements. Would increase the FAR from 34.5% to 43.5% where 40% is permitted requires a D-4 FAR variance as per Section 125-57.D. (1) (d) [1]
6. Residential New Business:
  1. Application #2014-03, Nicholas and Jacqueline Messina  
12 Wyckoff Terrace, Block 1211, Lot 7, Zone R-1-3  
Proposed new covered front porch would reduce the front yard setback from 26.95' to 19.2' where 25' is required. Would increase impervious coverage from 38.6% to 40.1% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements...
  2. Application # 2014-04, Bill Otten  
13-02 11<sup>th</sup> Street, Block 5601, Lot 22, Zone R-1-3  
Property is a corner lot. A accessory located within the front yard setback require 35'. Proposed Air conditioner would be located 29'3" from front property line where 35' is required as per Section 125-33.
  3. Application #2014-05, Sami Bindra  
7-15 Mansfield Drive, Block 3501, Lot 9, Zone R-1-2  
An accessory located within the front yard setback requires 40'. Proposed generator would be located 32' from front property line where 40' is required as per Section 125-33
  4. Application #2014-06, Vincent Fantacone

1-14 Berdan Avenue, Block 5517, Lot 47, Zone R-1-3

Existing non conforming two family on a corner lot. Proposed expansion requires a D-2 variance expansion of a non conforming as per Section 125-57D.(1)(d)[1] Proposed addition would reduce the building coverage from 27.8% to 27.3% where 25% is permitted. would reduce the existing impervious coverage from 51.8% to 48.5% where 35% is permitted. Maintain side yard setbacks of 4.84' and 5.09' where 8' are required Maintain the front yard setback on 2nd Street of 14.29' and Berdan 18.51' where 25' is required. Reduce the existing driveway to 28' where 22' is permitted as per Section 125-48C(7) 6ft fence in front yard setback on 2<sup>nd</sup> Street where only 3' is permitted within the front yard setback as per Section 125-38 accessory within the front yard setback of 20.54' where 35' is required as per section 125-33

7. Commercial Business Carried from March 27,2014:

1. Application # 201401, Rici Realty

8-20 Cedar Street, Block 5820 lot 9, Zone R-1-3

Change in use. Currently a non conforming business use. Proposed to change use to non conforming multi family use. Requires a D-1 use variance as per Section 125-57.D.(d)[1]. Amendment to site and parking requires a minor site plan variance as per Section 125-65. Existing building to remain and be converted to four residential units. Would reduce the front yard setback from 7.6' to 4.7' where 25'is required. Would maintain existing side yard setback of 2.7' where 10' is required. Would increase the building coverage from 29.2% to 30.4% where 25% is permitted. Would decrease the impervious coverage from 93% to 80.1% where 35% is permitted as per Section 125-12 Driveway would have a 0' setback from property line where 1' is required as per Section 125-48.C(7)

8. Public Comment

9. Correspondence/Resolution/Bills

10. Approve Minutes: March 24, 2014

11. Adjourn.