

BOROUGH OF FAIR LAWN

Agenda for Special Meeting

Zoning Board of Adjustment

June 5, 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. **Commercial Business:**
 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)
6. Public Comment
7. Adjourn.