

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
OCT 27, 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 September 15, 2014:
 1. Application #2014-19, Timothy Raimondo,
0-17 26th Street, Block 3215.01, Lot 10
Proposed addition and front porch would increase the building coverage from 22.5% to 29.27% where 25% is permitted. Would increase the impervious coverage from 37.9% to 43.95% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. FAR of 43.2% where 40% is permitted requires a D-4 variance as per Section 125-57.D.(1)(d)[1].
6. Commercial Business Carried August 25, 2014:
 1. Application #2014-15, Varvara Property LLC/Oceanos Oyster Bar and Sea Grill
2-27 Saddle River Road, Block 1301, Lot, 13-15, Zone R-1-2
Proposed expansion to create additional dining room seating. Will create a dining room on first floor and move all offices to second floor at existing structure located on site currently being used for offices. Will create additional dining area on first floor of existing storage structure and move storage to second floor. Will remove an existing structure in rear of the property and create additional parking. Restaurant is not a permitted use in the R-1-2 zone which requires a D-2 variance for expansion as per Section 125-57.D.(1)(d)[1]. Would increase the impervious coverage from 86.1% to 87.5% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Required 10' minimum rear and side yard buffer where less than 10' is existing and 1.0' is proposed as per Section 125-42.F. Requires an amendment to existing parking variance. Presently site had 64 parking spaces with expansion site will have 71 spaces where 114 spaces are required. All other variances and/or waivers that may be required for this application.
7. Commercial New Business:
 1. Application # 2014-23, GRL Holding Corp.
22-09 Rosalie Street & Rosalie Street parking lot
Block 3327, Lot 28 & 29, Block 3326, Lot 29, 30 and 34

The applicant to appeal the determination of the Zoning officer that the commercial use located at 22-09 Rosalie Street, Block 3326, Lots 27-34 has relied on the parking lot on Rosalie Street, Block 3326, Lot 28 & 29 for additional off street parking. The existing business located at 22-09 Rosalie Street cannot provide the required off street parking without the existing parking lot on Rosalie Street. If determined that the existing parking lot does provide the required off street parking for the business located at 22-09 Rosalie Street, then the applicant would then require a parking variance. If the parking variance is granted then the proposed request to change the use of the existing parking lot to a new one family dwelling could proceed.

Change of use from a existing parking lot to a new one family dwelling
Property is located in the R-1-3 which requires lot frontage of 65' and 6500' sq ft
Existing non conforming lot. Lot has a 53.15' frontage and 5309'sq ft Non
conforming lot requires a variance to build. C-1 variance is required as per
section 125-57D(1)(c)[1]

8. Public Comment
9. Correspondence/Resolution/Bills
10. Approve Minutes:
11. Adjourn.