

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
MAY 18, 2015

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. Discussion regarding Chairman.

6. Residential Business Carried:

1. Application #2015-12, Steven & Elianne Alexander,
36-11 Berdan Ave, Block 2618, Lot 20, Zone R-1-2
Proposed 2nd floor addition would maintain the existing side yard setback of 10.8' and 11.2' where 12' is required as per Section 125-12 Schedule of area yard and building requirements. Proposed 2nd story addition would have a height of 35.5' where 30' is permitted. Requires a D-6 Height variance as per Section 125-57.D(1)(d)[1]

7. Residential New Business:

1. Application # 2015-13, Yuriy Melnikov,
13-17 Sunnyside Drive, Block 3601. Lot 12, Zone R-1-2
Proposed additions and renovations of a non conforming structure. Ordinance 1215-32 provides for expansion of a non conforming structure provided the requirements are met. Exemption 125-32.B.(1)-Any non-conforming use or structure existing at the time of the passage of this chapter may be continued upon the lot or in the structure so occupied and any structure may be restored or repaired in the event of a partial destruction provided the restored structure is of no greater size that the original one and occupies no greater area than occupied by the original one. The proposed addition and a 14x4' new front covered porch will remove more than 50% of the existing structure which exceeds partial destruction. The structure will no longer be protected as a non conforming structure. Proposed additions and new covered porch. New Porch would have a front yard setback of 21.9' where 30' is required. The west side of the structure would have a side yard setback of 7.75' where 10' is required. Removal of breezeway on the east side of the structure will increase the side yard setback of 2.25' to 6.2' where 10' is required as per Section 125-12 Schedule of area yard and building requirements.

2. Application #2015-14, Saba Baruli & La Betlemidze,
4-13 Dorothy Street, Block 2416, Lot 2, Zone R-1-2
Proposed second floor and addition over garage would have a height of 34.1’
where 30’ is permitted in the R-1-2 Residential zone as per Section 125-12
Schedule of area yard and building requirements. D-6 Height variance required
As per Section 125-57.D.(1)(d)[1]

8. New Commercial Business:

1. Application #2015-05, Interior Renovations Services LLC, 4-24 Banta, Block
3411, Lot 1, Zone I-2
Application proposes to utilize a portion of the property as a “temporary” lay
down and parking to support upgrades at the PSE&G Warren Point Substation.
On behalf of the property owner, the applicant is requesting Preliminary/Final site
plan approval for a revised parking layout the requires approximately 1,000
square feet of new asphalt, site lighting, parking signs and parking striping. The
use of the property as a parking lot is a change in use, the applicant is applying for
a use variance as per Section 125-57.D.(1)(d)[1]. As the “temporary” use
(outdoor storage of equipment and materials) is a prohibited use in the I-2 zone.
The applicant is applying for a use variance in accordance with section 125-
57.D.(1)(d)[1] the required maximum impervious coverage is 80% where 98% is
proposed and as such the applicant is applying for a bulk variance as per Section
125-12 schedule of area yard and building requirements
10. Public Comment
11. Correspondence/Resolution/Bills
12. Approve Minutes: **December 16, 2015**
13. Adjourn.