

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**August 22, 2016**

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 New Business:**
  1. **Application#2016-33, 1-17 Hartley Place, LLC.  
1-17 Hartley Place, Block 3324, Lot 30, Zone R-1-3**

Expansion of a non-conforming structure. Ordinance 125-32C(4) permits expansion without a variance provided requirements are met-existing non-conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but no closer than 12ft. to the existing dwelling on the adjoining property. Proposed 2<sup>nd</sup> floor and rear addition; maintain the existing front yard setback of 10.8' where 25' is required. Would maintain the existing side yard setback of 3.3' where 10' is required and is 8.3' from neighboring structure where 12' is required as per Section 125-32.C.(4) and as per Section 125-12 Schedule of area yard and building.
  2. **Application#2016-34, Nicholas Nobre,  
14 Margaret Court, Block 1303, Lot 16, Zone R-1-2**

Proposed Driveway Expansion to 18' wide will increase the existing impervious coverage from 40.63% to 44.68% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
  3. **Application#2016-35, Doris M. Ceely/Agent: Ibrahim Soliman  
12-47 5<sup>th</sup> Street, Block 5615, Lot 18-19, Zone R-1-3**

Prior Home was destroyed by fire and removed. Current Lot is vacant. Proposed New One Family dwelling will meet the Zoning requirements for setbacks. New dwelling will require a D-4 FAR variance. Proposed FAR will be 44% where 40% is permitted as per Section 125-57.D. (1) (d)[1]. Without a "Grandfather Clause" in the Ordinance, a C-1 variance is required as per Section 125-57.D. (1)(c)[1]. The existing lot is located in the R-1-3 Zone which requires a lot to be 65x100'. Existing lot is 47.68'/51.13' x 100'/100.16' and does not conform to the Lot requirements as per Section 125-12 Schedule of area yard and building requirements.
  4. Public Comment
  5. Correspondence/Resolution/Bills
  6. Approve Minutes: July 25, 2016
  7. Adjourn.