

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
June 27, 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 #2016-25, Hope Salmansohn,
9-15 6th Street, Block 5506, Lot 49, Zone R-1-3
Existing lot is 3539sf where 6500sf is required. Proposed 2nd floor addition and renovations would increase the building coverage from 33% to 36.5% where 25% is permitted. Would increase the impervious coverage from 51% to 52.3% where 35% is permitted. Would maintain the existing side yard setback of 2.39' where 8' is required as per Section 125-12 Schedule of area yard and building requirements. FAR would increase from 25.5% to 58.8% where 40% is permitted. D-4 variance is required as per Section 125-57.D. (1) (d) [1]
 2. Application #2016-26, Jeff & Eve Goodnow,
15 Berkeley Place, Block 3705, Lot 18, Zone R-1-3
Property is undersized lot. Existing lot is 40' 68" where 65x100 is required in the R-1-3 zone. Proposed 28'x10' patio would increase the existing impervious coverage from 46.21% to 56.49% where 35% is permitted. Would have a 0' rear yard setback where 4' is required as per Section 125-12 Schedule of area yard and building requirements.
 3. Application # 2016-27, Elaine & Harry Becker,
9-01 Essex Place, Block 5519, Lot 22, Zone R-1-3
Proposed rear one story addition would increase the building coverage from 22.1% to 30.9% where 25% is permitted. Would increase the impervious coverage from 38.7% to 50.0% where 35% is permitted. Would maintain the existing side yard setback of 5.57' where 8' is required. Proposed handicap ramp access to the existing deck would have a side yard setback of 1.4' to the ramp where 8' is required. Ramp would reduce the front yard setback from 22' to 16' where 25' is required as per Section 125-12 Schedule of area yard and building requirements.

6. **Commercial Business Carried:**

1. Application #2015-024, 909 Glen Rock, LLC/Bottle King,
909 Prospect Street, Glen Rock, Block 254, Lot 16.02 Zones A-2 and C-1
Fair Lawn, Block 1808, Lot 6 Zone R-1-2
Final Site subdivision approval and request for waivers.

7. **Requested 1 Year Variance Extension:**

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.

8. Public Comment

9. Correspondence/Resolution/Bills

10. Approve Minutes: **May 23, 2016**

11. Adjourn.