

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**May 23, 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 #2016-17, Sicilian Builders,  
12-67 5<sup>th</sup> Street, Block 5615, Lot 27, Zone R-1-3  
Proposes to demolish the existing dwelling and replace with a new one family dwelling. Proposed new dwelling will meet the Zoning requirements for setbacks and coverages. 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 65’ x 100’. Existing Lot is 50’ x 100’ and does not conform to the lot requirements as per Section 125-12 Schedule of area yard and building requirements.
  2. Application #2016-18, Tom Murray,  
26 Margaret Court, Block 1303, Lot 22, Zone R-1-2  
Proposed addition would increase the impervious coverage from 35.2% to 39.1% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
  3. Application #2016-19, Devanand and Hema Rampersad  
3-19 Hartley, Block 3322, Lot 35, Zone R-13  
Ordinance 125-32C(4) permits expansion without variance provided Requirements are meet-existing non-conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but in no closer than 12 feet to the existing dwelling on the adjoining property Proposed 1st and 2nd floor addition. Would maintain the existing front yard setback of 12.28’ where 25’ is required Would maintain the existing side yard setback of 3.76’ and 4.17’ where 8’ is required as per Section 125-12 Schedule of area yard and building requirements D-2 expansion of a non-conforming structure as per Section 125-57.D(1)(d)[1]
  4. Application #2016-20 , Leonard & Sara Castro  
41-14 Gieger Place, Block 1503, Lot 3, Zone R-1-3  
Proposed 6ft fence in the front yard setback where 3ft is permitted as per Section 125-38 Walls and fences

5. Application #2016-21, Shawn & Denise Furato  
33-05 Raphael Street, Block 2310, Lot 8, Zone R-1-3  
Proposed addition and renovation would increase the building coverage from 20.4% to 26.3% where 25% is permitted. Would increase the impervious coverage from 37% to 38.6% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirement. FAR would increase from 29.8% to 46% where 40% is permitted. Requires a D-4 variance as per Section 125-57.D.(1)(d)[1]
6. Application #2016-22, William Hoffman  
12-14 12<sup>th</sup> Street, Block 4605, Lot 55, Zone R-1-3  
Proposed 14'x24' roof over existing patio would increase the building coverage from 20.25% to 28.65% where 25% is permitted. Would have a side yard setback of 3.1' where 8' is required as per Section 125-12 Schedule of area yard and building requirements.

6. Public Comment
7. Correspondence/Resolution/Bills
8. Approve Minutes: April 18, 2016
9. Adjourn.