

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**September 26, 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 #2016-36, Antone & Yolanda Mayweather  
12-01 12<sup>th</sup> Street, Block 4606, Lot 65, Zone R-1-3  
Corner Property. Proposed 6ft. fence in the front yard setback where only 3ft. is permitted per Section 125-38.A. Fences & Walls.
  2. Application #2016-37, Daniel & Mila Meehan,  
27-10 Merritt Place, Block 3501, Lot 5, Zone R-1-2  
Removal of existing detached garage. Proposed add a level and addition which would create an attached garage. Proposal would maintain the existing side yard setback of 6.15' wher 10' is required. Would decrease side yard from new attached garage from 17.1' to 5' where 10' is required. Would increase the building coverage from 21.2% to 26.3% where 25% is permitted. Would increase the impervious coverage from 30.7% to 36.3% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Would increase FAR from 22.8% to 46.1% where 40% is permitted as per Section 125-57.D.(1)(d)[1]
  3. Application #2016-38, Colette Martin,  
1-15 28<sup>th</sup> Street, Block 3309, Lot 30, Zone R-1-3  
Expansion of a non-conforming structure. 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 no closer than 12feet to the existing dwelling on the adjoining property.  
Proposed expansion would require a C-1 variance as per Section 125-57.D(1)(c)[1] Property is 5000sf where 6500sf is required. Proposed addition would increase the building coverage from 29.3% to 30.6% where 25% is permitted. Would maintain the existing side yard setback of 4' where 8' is required. Would maintain the existing front yard setback of 7.3" where 25' is required as per Section 125-12 Schedule of area yard and building requirements.

7. *Public Comment*
8. *Correspondence/Resolution/Bills*
9. *Approve Minutes: **August 22, 2016***
10. *Adjourn.*