

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**JANUARY 26, 2022**  
**COMMENCING AT 7 P.M.**

**SPECIAL MEETING**

Please take notice that formal action may be taken on the following application on January 26, 2022.

**PLEDGE OF ALLEGIANCE**

**NEW HEARING**

1. Sub- Division; Use Variances; Variances	<b>CLIFTON IL, LLC</b> 782,784,810 & 818 R-A1 This is an application Frank A. Valley Road, & for a subdivision to Carlet, Esq. Block 24.01, Steep divide parts of Lots 15 Lots 11,14,15 & 18 Slope and 18 from the existing lots and make those two sections part of existing Lot 14;
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For use variances as follows:

1. A D1 Use Variance use not permitted in the zone.
2. A D5 Density Use Variance (7 dwelling units permitted, 13.25 dwelling units proposed).
3. A D6 Height Variance for a height higher than 10% of the permitted height in the zone (41'5" proposed, 30' permitted).

For bulk variances as follows:

1. Maximum impervious lot coverage as follows:
  - a. in the 15% slope area, 30% permitted, 47.2% proposed;
  - b. in the 15.1% to 25% slope area, 25% permitted, 48.8% proposed;
  - c. in the 25.1% to 30% slope area, 25% permitted, 25.3% proposed;
  - d. in the over 30% slope area 0% permitted, 2.4% proposed.
2. Maximum impervious coverage, 0% permitted, 12.6% proposed.
3. Excavation in slopes in excess of 30%.
4. Uppermost point of a cut slope higher than the top of the nearest downhill structure or building; and

A waiver is required for the number of parking spaces as provided per RSIS (68 spaces proposed, 79 spaces required, but the application far exceeds the number of spaces required by the Zoning Ordinance (17 spaces required, 68 spaces provided).