

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
FEBRUARY 23, 2022
COMMENCING AT 7 P.M.

SPECIAL MEETING

Please take notice that formal action may be taken on the following application on February 23, 2022.

PLEDGE OF ALLEGIANCE

NEW HEARING

1. Sub-Division; Use Variances; Variances

CLIFTON IL, LLC 782,784,810 & 818 R-A1 This is an application
Frank A. Valley Road, & to construct a fifty
Carlet, Esq. Block 24.01, Steep (50) unit senior citizen
Lots 11,14,15 & 18 Slope apartment project on
proposed and expanded
Lot 14 in Block 24.01.

This would replace the proposed 31 unit senior citizen apartment building previously approved by the Board of Adjustment to be constructed on Lot 14. The application would include a subdivision to divide parts of Lot 15 and 18 from the existing lots and add those two sections to existing Lot 14. The application would include a request for the following:

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).