

AGENDA  
BOARD OF ADJUSTMENT  
CITY OF CLIFTON  
April 3, 2019

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on April 3, 2019.

PLEDGE OF ALLEGIANCE

NEW HEARINGS

- |                 |   |  |     |   |
|-----------------|---|--|-----|---|
| 1.<br>Variances | <b>RONALD &amp; JULIE<br/>SEELOGY</b>                                       | 43 New Brier Lane<br>Block 67.07, Lot 36 | RA3 | Applicant proposes a rear second floor addition. The following variances are requested:<br><br>1) Rear yard setback proposed at 31' where 35' is required.<br>2) Driveway is proposed to be widened 0' from the left side yard where 5' is required and 3' into the front of the house in an area not serving a garage.<br>(PLANS SENT TO COMRS.) |
| 2.<br>Variances | <b>AVROHOM DOV &amp;<br/>&amp; AVIGAYIL SCHECHTER</b>                       | 46 Patricia Place<br>Block 71.01, Lot 10 | RA3 | Applicant proposes to build a second floor addition over half of the existing house. The following variances are requested:<br><br>1) Left side yard proposed at 4.6' where 6' is required.<br>2) Combined side yards are 13.4' where 16' is required.<br>(PLANS SENT TO COMRS.)  |
| 3.<br>Variances | <b>HOWARD FISHMAN &amp;<br/>SUZANNE FISHMAN</b><br>Frank A. Carlet,<br>Esq. | 480 Fenlon Blvd.<br>Block 58.09, Lot 34  | RA1 | For bulk variances to increase the side and rear yards setback encroachments by adding an addition to the house located within the existing side and rear yard setbacks in place of the existing deck for which variances were previously obtained. (PLANS SENT TO COMRS.)  |

4. **JAREK SZWED** 86 Ackerman Avenue M-2 Applicant proposed  
Use A. William Sala, Block 3.15, Lot 14 is use 1250 square  
Variance; Jr., Esq. feet of the  
Variances existing industrial  
building for a  
standalone kitchen  
cabinet showroom.  
The following  
variances are  
requested:  
1) Use variance for a retail use in an  
existing mixed use building within an M-2  
zone.  
2) 24 parking spaces required and 22 parking  
spaces provided.  
3) Such other variances as may be required  
by law. (PLANS SENT TO COMRS.)
5. **HERLINDA SEGARRA** 52 Forest Way RA3 Applicant proposes  
Variance Block 40.14, Lot 26 to build a two-  
story rear  
addition. The  
following variance  
is requested:  
1) Rear yard setback proposed at 28.5' where  
35' is required.  
(PLANS SENT TO COMRS.)
6. **NATHAN & EMILY** 57 Allwood Place RA3 Applicant proposes  
Variances **KAMELHAR** Block 57.05, Lot 2 to demolish the  
existing home and  
construct a new  
single family home.  
The following  
variances are  
requested:  
1) Combined side yards proposed at 14' where  
a minimum of 16' is required.  
2) Lot coverage proposed at 32.9% where a  
maximum of 27' is required.  
3) Property was previously heard on February  
20<sup>th</sup> 2019 and denied. This application reduces  
the height from 2½ stories to 2 stories,  
33.4% lot coverage to 32.9% lot coverage,  
13' combined side yard setback to 14'  
combined side yard setback. This reduces two  
variances and eliminates two variances.  
(PLANS SENT TO COMRS.)

### **RESOLUTIONS**

1. GRANTED the application of JOHN & JACLYN COYNE for side yard setback variance for a second floor addition over existing first floor at 11 Henoeh Avenue, Block 32.09, Lot 18. RA3
2. GRANTED the application of ADVI KRASNIQI for bulk variances to construct a rear, one-story addition at 173 Clinton Avenue, Block 21.02, Lot 20. RB1
3. GRANTED the application of YESHAYA ROSNER for bulk variances to construct two dormers over the existing house at 200 Edgewood Avenue, Block 57.04, Lot 23. RA3
4. GRANTED the application of VMP HOLDING, LLC C/O JOSEPH KROKUS for bulk variances to convert an existing masonry building to a 2½-story two-family dwelling at 22 Delawanna Avenue, Block 61.07, Lot 8. RB1
5. GRANTED the application of DANIEL & MARGARITA KATZEVICH for conditional use variance approval to utilize the property for a flex-industrial building with warehousing distribution, contractor storage, and manufacturing and office use at 13 Somerset Place, Block 56.07, Lot 11.02. M-2