

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 20, 2020
7 P.M. REGULAR VIRTUAL MEETING

Please take notice that formal action may be taken on the following applications on May 20, 2020.

PLEDGE OF ALLEGIANCE

NEW HEARINGS - VIRTUAL MEETING

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| 1.
Variance | LINDA SILUK | 93 Sherwood Street RA3
Block 25.06, Lot 5 | Applicant proposes to build a rear 2 story rear addition and a second floor add-a-level. The following variance is requested:

1) Left side yard proposed at 4.8' where 6' is required. |
| 2.
Variance | MARIA PLUMMER | 18 Brantwood Place RA1
Block 63.01, Lot 43 | Applicant proposes to build a rear yard addition. A variance is requested for the rear yard setback, proposed at 26.2' where a minimum of 35' is required. |
| 3.
Variances | JOHAN NUNEZ | 58 Hilltop Court RA3
Block 48.02, Lot 4 | Applicant proposes to build a rear yard deck. The following variances are requested:

1) Rear yard proposed at 29' where 33' is required.
2) Lot coverage proposed at 28.5% where 27% is permitted. |
| 4.
Variances | 48 BELMONT
AVE LLC c/o
HERSCHEL
BLAUSTEIN | 48 Belmont Avenue RA3
Block 70.02, Lot 59 | Applicant proposes to build a second floor add-a-level over the existing footprint. A new deck will also be added to the rear. The following variances are requested:

1) Left side yard proposed at 5.6' where 6' is required.
2) Right side yard proposed at 5.8' where 6' is required.
3) Combined side yards proposed at 11.4' where 16' is required;
4) Lot coverage proposed at 30% (increased by proposed deck only). |

5. **DOV & ORA BANACH** 26 Lenox Avenue RA3 Applicant proposes a
 Variances Block 70.01, Lot 50 rear two story addition.
 The following variances
 are requested:
- 1) Right side yard proposed at 2.7' where 6' is required.
 - 2) Combined side yards proposed at 11.1' where 16' is required.
 - 3) Front yard proposed at 20' to entry where 25' is required and 16.8' to roof over stoop where 21' is required.

COMMUNICATIONS

1. 2019 Annual Report Clifton Zoning Board of Adjustment issued by Gregory Associates, LLC. for review and adoption.

CONTINUED HEARINGS (FROM 3/18/20 AGENDA)

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| 1.
Re-Sub-
division;
Use
Variance;
Variances | UKRAINIAN
CULTURAL
CENTER OF
CLIFTON, INC.
Frank A. Carlet,
Esq.
(CARRIED WITHOUT DATE) | 110 Vincent Drive
Block 63.01, Lots
24.01 and 24.02 | RA-1 Re-subdivision of the
property into one single
lot, use variances for
the proposed use as a
cultural, educational,
and social center and
for having more than one
principal use on the
same lot and bulk
variances for building
height (30' permitted
32.89' proposed), and
size of parking spaces
(9'x19'permitted,8'x18'
proposed). |
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NEW HEARINGS (FROM 3/18/20 AGENDA)

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| 1.
Use
Variance | MOHAMMAD KARITI
AND ALHAG ESSA
Frank A. Carlet,
Esq.
(CARRIED WITHOUT DATE) | 10 Van Orden Place
Block 17.01, Lot 22 | RA3 Use variance is required
to permit the expansion
of the existing two-
family house
(2,791 square feet to
4,549 square feet)
together with site plan
approval. No additional
bulk variances are
required. The existing
rear yard setback will
not be expanded. |
| 2.
Use
Variances;
Variances | DALCO & GHAGHOIL
ENTERPRISES LLC
Frank A. Carlet,
Esq.
(CARRIED WITHOUT DATE) | 247 Piaget Ave.&
1330 Main Ave.
Blocks 11.01 & 10.16,
Lots 15 and 18 | B-C This is an application
to expand the outdoor
eating area by adding
a 1260 square foot
al fresco dining terrace
in the rear of the
building to go along
with the previously
approved dining area in
the former driveway
servicing the building.

To replace the lost parking which will occur if
the variance is granted, the Applicant has |

entered into a lease agreement to provide off-site valet parking at the existing Welsh Farms diagonally across Main Avenue from the Applicant's restaurant for 27 valet stacked parking spaces. Three (3) conditional use variances are required. The first will be to expand the existing conditional restaurant use on the subject property which does not meet the conditions required for the conditional use. The second conditional use variance is required to permit stacked parking and a third conditional use variance is required to permit valet parking because, again, conditions for both uses are not met. A bulk variance is required because the parking spaces on Block 10.16, Lot 18 do not meet the required side, front and rear yard setback requirements.

3. Use Variance	ROSARIO RIZZO 620 Broad Street M-2 Dominic Block 34.02, Lot 2 Iannarella, Esq. (CARRIED WITHOUT DATE)	Applicant proposes to use the rear yard of the auto body shop as a towing yard. A portion of the building will also be used for a towing office area and indoor storage of vehicles. A use variance is requested as a towing yard is not a listed permitted use and for two uses on one lot. Any other relief as deemed necessary by the Board.
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RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of MEADOWLANDS ATHLETIC CENTER for a use variance and site plan approval for individual/group/team instruction of cheerleading/tumbling, manufacture of floor equipment, and office for sales/rental of cheerleading related equipment/clothing/parties/DJ services at 316 Colfax Avenue, Unit C, Block 28.02, and 29.04, Lot 20. M-1

2. DISMISSED WITHOUT PREJUDICE the application of RALPH TRAVELLIN for use variance for two uses on one lot at 956 Van Houten Avenue, Block 35.10, Lot 1, for lack of prosecution. B-C

3. GRANTED the application of JUAHA E. GONALEZ for a front yard setback variance for a roof over the front stoop at 215 East 9th Street, Block 6.09, Lot 1. RB1

4. GRANTED the application of RACHEL & DAVID SNYDER for a rear yard setback variance for a two-story addition on the right side of the house at 11 Belmont Avenue, Block 70.03, Lot 30. RA3

5. GRANTED the application of AHMAD DUQMAQ for right side yard setback variance to install a driveway 0 feet from right side yard at 12 Chestnut Street, Block 15.12, Lot 10. RB1

6. DENIED the application of CUENCA CORONEL REALTY, LLC for approval to extend its permitted hours of operation to 5 A.M. to 7 P.M. at 87-109 Wabash Avenue, Block 5.07, Lot 9 and 11. M-2

7. GRANTED the application of HECTOR LEDEZMA for use variance for office in an RB3 zone and for two uses on one lot, parking variance, and variance for rear yard and side yard parking setback and parking area driveway at 319 Lexington Avenue, Block 8.21, Lot 15. RB3