

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 16, 2019
7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on October 16, 2019.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. **FRANK KOBLE** 305 Luddington Ave. RA3 Applicant proposes to
Use Block 19.12, Lot 1 install an exterior
Variance; door into the basement.
Variance Basement has an existing legal bathroom. The
following variances are requested:
1) A use variance for a bathroom in the basement
with access to the exterior.
2) Right side yard proposed at 0.8 ft., where
10 ft. is required (Roof over proposed basement
stair).

NEW HEARINGS

1. **SAMI** 107 Patricia Place RA3 Applicant proposes to
Variances **SOLAIMANZADEH** Block 71.04, Lot 8 build a second floor
addition, rear addition
and an addition to the
front entry way. The
following variances are
requested:
1) Front yard proposed at 23.09' where 25' is
required.
2) Rear yard proposed at 30.9' where 35' is
required.
3) Left side yard proposed at 4.85' and right
side yard proposed at 4.93' where a minimum of
6' is required.
4) Combined side yards proposed at 9.78' where
16' is required.
5) Lot coverage proposed at 31.3% where a
maximum of 27% is permitted.
(PLANS IN BINS LAST MEETING)

2. **RALPH TRAVELLIN** 956 Van Houten Ave. B-C Applicant proposes to
Use Block 35.10, Lot 1 add a used car license
Variance to the existing service
station. A use variance
is required for two uses
on one lot. No car sales
are proposed on site.
Applicant intends on
purchasing vehicles at
auction to use for
parts. Any other relief
that may be deemed
necessary by the Board.
(PLANS IN BINS LAST
MEETING)

3.
Use
Variance;
Variances

NELY ALTAMIRANO 42 Paterson Avenue RA3
Fausto Simoes, Block 82.02, Lot 64
Esq.

Bulk variances requested in connection with a proposed rear addition to existing two-family dwelling and changing location of one car garage: seeking "D" Variance approval for expansion for non-conforming use and such other variances and or waivers, if any, relating to the application as the same may be amended.
(PLANS IN BINS LAST MEETING)

CONTINUED RESOLUTION

1. GRANTED the application of EDGAR TORRES for a rear yard setback variance for a rear single-story addition at 20 Spencer Avenue, Block 42.04, Lot 12. RB2 (APPLICANT TO SUBMIT POWER OF ATTORNEY.)

RESOLUTIONS

1. GRANTED the application of KHAL PARK AVE. LLC for use variance to utilize the second floor of an existing two-story office building as a meeting room for prayer services at 219 Rutherford Boulevard, Block 60.07, Lot 1. M-2 (APPLICANT TO SUBMIT COPY OF LEASE.)

2. GRANTED the application of PETER KAROUNOS "BOOM CLIFTON LLC" for a use variance to add an entertainment license to his eating establishment at 390 Route 3, Block 72.07, Lot 7.01. PCD

3. DENIED the application of RISTO NIKOLOVSKI for bulk variances to convert a single-family dwelling to a two-family dwelling at 26 Vernon Avenue, Block 6.23, Lot 19. R-B1