

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 4, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on November 4, 2020.

PLEDGE OF ALLEGIANCE
CONTINUED HEARING

1. Use Variance; Variance; Site Plan	JOHN RADER Frank A. Carlet, Esq. (CONTINUED TO 11/18/20)	817-825 Clifton Ave. B-C Block 35.06, Lot 16	Site plan approval required to remove the existing MOONEY AUTO REPAIR GARAGE, to enlarge the building housing the existing DUNKIN DONUTS building, to create an additional store, two vestibule entrances to the two stores and a drive-in facility. A bulk variance is required to permit the use of lighting other than the ordinance required high-pressure sodium lighting, because it is no longer manufactured. A use variance is required to permit the drive-in window. All other nonconformities are pre-existing and do not require variances.
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NEW HEARINGS

1. Variances	ANNABELLE TELEBRICO	159 Abbe Lane Block 33.09, Lot 19	RA3 Applicant proposes to expand the existing driveway to the left side lot line. Variances are requested for: 1. Driveway proposed 0' from left side lot line where 5' is required; 2. Driveway proposed 26' wide where a maximum of 20' is permitted. 3. Curb cut proposed at 24' where 12' is permitted. (PLANS GIVEN OUT LAST MEETING)
2. Use Variance	ALI & KHOLOOD SALEM	75 West 2 nd Street Block 9.10 Lot 4	B-C Applicant proposes to build additions to the existing home including attic dormers, and a second floor addition. The property is located in a B-C zone so a use variance is required for the expansion of an existing, nonconforming use. (PLANS GIVEN OUT LAST MEETING)
3. Variances	RYAN & CHRISTINE TAIT	23 New Brier Lane Block 67.07, Lot 41	RA3 Applicant proposes to build a two-story addition to the rear of the home. The following variances are requested: 1) Rear yard proposed at 33.1' where 35' is required. 2) Lot coverage proposed at 38.8% (37.33% existing) where a maximum of 27% is permitted. (CONTINUED)

- 3) Left side yard proposed at 4.4' where 6' is required.
- 4) Combined side yards proposed at 7.83' where 16' is required. (PLANS GIVEN OUT LAST MEETING)

4. Variances

JORGE JOVER
Eric J. Weiss,
Esq.

127 Ackerman Avenue RB3 Block 4.10, Lot 11
Variance relief requested for a third floor addition that has been built. The following variances are required:
1) Three stories proposed and 2 1/2 stories permitted.
2) Left side yard proposed at 4.7' where 12' is required (existing condition).
3) Front yard proposed at 19.83' (to new addition) where 25' is required.
4) Three fixture bathroom proposed in attic where bathrooms are not permitted.
(PLANS GIVEN OUT LAST MEETING)

5. Use Variance

HR MANAGING GROUP, LLC
Frank A.
Carlet, Esq.

207-211 Parker Ave. PD1 Block 4.22, Lot 19
For a use variance to permit the conversion of unrentable offices to eight (8) residential apartments.
(PLANS GIVEN OUT LAST MEETING)

6. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A.
Carlet, Esq.

340 Lexington Ave. RB3 Block 8.22, Lots 37 & 39
Applicant requests the following:
1. A D.6 (Height Use Variance 3 stories and 35' Permitted, 4 stories and 52' Proposed) is required.
2. Bulk variance for minimum lot area per dwelling unit (2178 square feet required, 456.9' proposed).
3. Minimum lot width (100' required, 69.97' proposed).
4. Minimum front yard setback (25' required, 1.34' proposed).
5. Minimum rear yard setback (48.5' required, 5.01' proposed).
6. Minimum side yard setback (10' required, 5.56' proposed).
7. Minimum side yard setback for both side yards (22' required, 11.12' proposed).
8. Minimum street side yard setback (15' required, 5.56' proposed).
9. Lot coverage (25% permitted, 82.86% proposed).
10. Parking spaces (62 spaces required, 36 spaces proposed).
11. Off-street parking and loading spaces, parking aisles and maneuvering areas not to be located in any required front yard and within ten feet of a required corner side lot line within 10' of a rear lot line permitted but encroachments into each of said setbacks is proposed which require bulk variances.
(PLANS GIVEN OUT LAST MEETING)

RESOLUTIONS

1. DENIED the application of TOMASZ DYMORA for variance to install a 6-foot-high solid fence in the rear yard at 37 Bowdoin Street, Block 37.01, Lot 36. RB1

2. GRANTED the application of FRED ORCUN for variance for a 5-foot-high solid fence on the rear lot line abutting Valley Road and left side lot line alongside the home at 14 Sperling Road, Block 38.02, Lot 6. RA3

3. GRANTED the application of FSM ENTERPRISES, LLC for a variance for a freestanding monument sign in the front yard with a 0 foot setback at 451 Clifton Avenue, Block 12.09, Lot 3. BA1

4. DENIED the application of MARK DANIEL YGARZA for use variance to convert from a two-family to a three-family dwelling at 294 Parker Avenue, Block 4.12, Lot 22. PD-1