

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 6, 2019
7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on November 6, 2019.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

1. **NELY ALTAMIRANO** 42 Paterson Avenue RA3 Bulk variances requested
Use Fausto Simoes, Block 82.02, Lot 64 in connection with a
Variance; Esq. proposed rear addition
Variances 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.

NEW HEARINGS

1. **DENA CONSTANDELIS** 465 Valley Road RB1 Applicant proposes to
Use Block 32.02, Lot 1 expand the existing
Variance Dental office.
A use variance is required for the expansion
of a non-conforming use. Application was
previously heard and approved on August 19,
2015. The work was not started and the
Resolution was voided. This application includes
the addition of a handicap ramp to meet ADA
requirements. (PLANS MAILED TO COMRS.)
2. **JOHN ZELENKA** 250 Delawanna Ave. M2 Applicant proposes to
Use Glenn Peterson, Block 59.06, Lot 93 use rear portion of lot
Variance; Esq. for parking and storage
Variances of equipment for his
tree and snow removal
company. A use variance
is required as the
existing printing
business will remain in
the principal building,
two uses on one lot.
Bulk variances for
preexisting conditions
together with such other
necessary relief as
deemed proper.
(PLANS MAILED TO COMRS.)

RESOLUTIONS

1. DENIED the application of FRANK KOBLE for use variance and bulk variance to install an exterior door into basement at 305 Luddington Avenue, Block 19.12, Lot 1. RA3
2. GRANTED the application of SAMI SOLAIMANZADEH for front yard setback, rear yard setback, left and right side yard setback, combined side yard setback, and lot coverage variances for a second floor addition, a rear addition, and an addition to the front entry way at 107 Patricia Place, Block 71.04, Lot 8. RA3
3. GRANTED the application of RALPH TRAVELLIN for a use variance for a used car license and for two uses on one lot at 956 Van Houten Avenue, Block 35.10, Lot 1. B-C