

DATE _____

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Le Jane Plewem
Tax Collector

FEE Variance _____

Site Plan _____

Conditional use _____

Subdivision _____

**CITY OF CLIFTON
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 294 Parker ave Block 4.12 Lot 22

1. Name of Applicant: Mark Daniel Ygarza
Address: 15 Twain Place, Clifton, NJ Telephone: 973-870-1859
Relation to Owner if not same as Owner: _____

2. Name of Owner (if other than Applicant): _____
Address: _____ Telephone: _____

3. The applicant is Corporation A Partnership Individual

Other (please specify): _____

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect or Engineer Michael J. Romanik, AIA, PA
Address: 291 Crooks ave, Paterson, NJ Telephone: 973-684-8975

5. Name of Attorney: Bruce R. Rosenberg
Address: 21 Main st, Hackensack, NJ Telephone: 201-562-1070

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board
 Yes No Disposition

7. Deed restrictions that apply or are contemplated: YES NO
(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Interior Zone District _____ Lot Size _____

9. Lot Dimensions: Front _____ Rear _____ R. Side _____ L. Side _____

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front _____ Rear _____ R. Side _____ L. Side _____

11. Proposed: Front _____ Rear _____ R. Side _____ L. Side _____

Present Use: Two-Family

Proposed Use: Three-Family

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

TYPE OF APPLICATION

- Site Plan
- Conditional Use
- "A" Variance
- "B" Variance
- "C" Variance
- "D" Variance (Use)

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone Plan Please see attached one-page sheet.

OFFICE USE ONLY		
<input type="checkbox"/> BOARD OF ADJUSTMENT	<input type="checkbox"/> PLANNING BOARD	
Date of Hearing _____		
Board action required by _____ Date		
Application declared complete on _____ Date		
Final Decision Rendered on _____ Date		
APPROVED <input type="checkbox"/>	APPROVED WITH CONDITIONS <input type="checkbox"/>	DENIED <input type="checkbox"/>
WITHDRAWN OR DISMISSED <input type="checkbox"/>		
DEED RESTRICTION <input type="checkbox"/>		

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true.

M.D. [Signature]
APPLICANT

State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 1st day of June 20 20

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

[Signature]

~~BRUCE H. ROSENBERG~~
TITLE OF SUCH OFFICER
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____ 20 ____.

Owner

Sworn and subscribes before me

this _____ day of _____ 20 ____.

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

TITLE OF SUCH OFFICER

State of New Jersey

County of: _____

**Mark D. Ygarza
15 Twain Place
Clifton, NJ 07013**

Board of Adjustment Application

June 10, 2020

The applicant is respectfully requesting the Board of Adjustment to grant a variance pursuant to N.J.S.A. 40:55D-70 for the following reasons.

The applicant proposes a conversion from a two-family to a three-family dwelling. No new construction or additions to the pre-existing apartment are proposed. This zone does not require parking pursuant to 461-60.1 (D) "No off-street parking spaces and/or off-street loading spaces shall be required in the Planned Development No. 1 (PD-1) District."

The apartment will be used for the owner of the property as his personal residence. The property has been used as a three family since its original construction. Ms. Louise De Vido lived on the third floor while other family members lived on the second and first floor. They used the property as a three-family for decades. An attic exists above the third floor which is a crawl space. No exterior work will be constructed on the property. Property has historically always been a defacto three-family and always used as such.

Property will be maintained with the Master Plan's goal in mind by painting the exterior fence a color listed in the PD-1 district color scheme in the Clifton Ordinance.

There are no known detriments that the use variance will cause for the area. The benefits include keeping the historic and original construction of the home so as to match the time period of 1890-1910. Improving parking, lighting and aesthetics of the home to match the era. Allow homeowner to live in his home without having to remove any pre-existing tenants.