

DATE _____

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Virginia M. Suso 6.30.20
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 14-16 MT WASHINGTON AVE Block 361-6 Lot 9

1. Name of Applicant: HUSAM RAMADAN
Address: 21 PORTLAND AVENUE Telephone: (973) 508-7838
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 NASSIR ARMUKHTAR, RA
Address: 1171 MADISON AVENUE PATERSON, NJ 07653 Telephone: (973) 689-8780

5. Name of Attorney: ALFRED V. ACQUAVIVA, ESQ.
Address: 1114 GOLF ROAD STE 203 HAWTHORNE, NJ 07506 Telephone: (973) 423-4472

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 R-A3 Lot Size 8,058 sq ft.

9. Lot Dimensions: Front _____ Rear _____ R. Side _____ L. Side _____ (SEE ATTACHED)

(9.94 BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 42.45 Rear N/A R. Side 5.30 L. Side 31.14 (HENOECH AVENUE)

11. Proposed: Front 42.45 Rear N/A R. Side 5.30 L. Side 31.14 (HENOECH AVENUE)
(9.94 MT WASHINGTON DRIVE)

Present Use: TWO-FAMILY RESIDENTIAL

Proposed Use: TWO-FAMILY RESIDENTIAL

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)
(PRE-EXISTING)

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 The current use is a two-family, side by side residential home. The use is pre-existing in this zone. The applicant requests approval to add a second floor in accordance with the proposed plans. The applicant is NOT changing the use. The relief requested can be granted without substantial detriment because there is no change of use proposed and other homes in direct proximity are similar in nature. Further, if approved the applicant intends to occupy one unit and his parents would occupy the other unit.

OFFICE USE ONLY

BOARD OF ADJUSTMENT

PLANNING BOARD

Date of Hearing _____

Board action required by _____
Date

Application declared complete on _____
Date

Final Decision Rendered on _____
Date

APPROVED

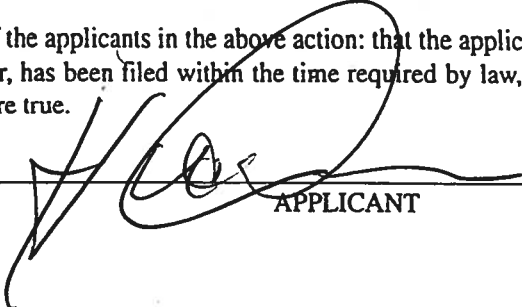
APPROVED WITH CONDITIONS

DENIED

WITHDRAWN OR DISMISSED

DEED RESTRICTION

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.



APPLICANT

State of New Jersey

County of: PASSAIC

Sworn to and subscribed before me

this 23rd day of June 2020


SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

ALFRED V. ACQUAVIVA, ESQ.
ATTORNEY AT LAW
TITLE OF OFFICER
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: _____

Addendum to Application

Name of Applicant: Husam Ramadan

Address: 14-16 Mt. Washington Drive Block: 361-6; Lot: 9

Answer to No. 9. Lot Dimensions: The subject property is a corner lot located at the intersection of Henoah and Mt. Washington Drive. The entire frontage of the property on both streets is 100.41 feet. The rear lot line starting at Mt. Washington Avenue is 100 feet. The side lot line is starting at Henoah Avenue is 106.58 feet.