

DATE 6/15/2020

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

Virginia M. Shoo 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 447 Rutherford Blvd. Block 58.09 Lot 1

1. Name of Applicant: Ari & Tova Maskowitz Tovadler@hotmail.com  
Address: 447 Rutherford Blvd. Telephone: 973-928-1729  
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 N/A  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

5. Name of Attorney: N/A  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

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 Residential 1 family Lot Size 7700

9. Lot Dimensions: Front 65 Rear 50 R. Side 80/50 L. Side 130

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front 25.8 Rear 58 R. Side 17.3 L. Side 2.7

11. Proposed: Front 22 Rear 58 R. Side 17.3 L. Side 2.7

Present Use: single family home  
Proposed Use: single family home

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 The property is conforming in area and generally rectangular. The location of the lawfully existing structure creates an exceptional practical difficulty for a reasonable improvement at the front. In the front, the existing home is 25.8ft from the front lot line. The proposed front deck adds a significant aesthetic improvement and encroaches only 3 feet into the 25 foot required front yard. There is a small increase in lot coverage however lot coverage remains under the 27% limit. The new front deck advances the purpose of zoning due to the benefit of the aesthetic improvement. There is no substantial detriment to the public good or to Clifton's Zone Plan or Zoning Ordinance.

### 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.

[Signature]  
APPLICANT

State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 9<sup>th</sup> day of June 20 20

[Signature]  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

\_\_\_\_\_  
TITLE OF SUCH OFFICER

**Chava Kagan**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 50030028  
MY COMMISSION EXPIRES Jan 12 2021

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: \_\_\_\_\_