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August 17, 2022

Fair Lawn Zoning Board  
Fair Lawn, NJ

Re:  
Harry and Laurie Frenkel  
0-44 29<sup>th</sup> Street  
Fair Lawn, NJ 07410

To Whom It May Concern:

I am writing in reference to the zoning application to add a 512 square foot paver patio in the rear yard of the property at 0-44 29<sup>th</sup> Street owned by Harry and Laurie Frenkel. I have been involved with this project since the beginning and am very familiar with the property and the plans.

The initial variance application requested the property's impervious coverage be allowed an increase from just under 34% to just under 42%. Though Mr. and Mrs. Frenkel had considered a deck, the cost of materials are currently exorbitant, and it would be a hardship for them to pay approximately double the cost for a deck and opted to request a variance to move forward with their paver project. Mr. and Mrs. Frenkel never mentioned the existence of a drywell to me, and we completed the required calculations utilizing their property survey and submitted for a variance which was denied.

Upon discussion following the denial, Mr. and Mrs. Frenkel relayed that they believe a drywell could exist on the property. They obtained the original engineering plans for their subdivision which did reveal the existence of a drywell. I personally inspected their property and observed all of their leaders to be draining well, with no gutter backup and everything appears to be operating efficiently. There is also no indication of any flooding issues in or around their property.

The existence of the drywell, per zoning codes, allow the offset of the roof area towards the impervious coverage and gives the property owner the ability to add an additional 10% of impervious coverage to their property. The roof area of the home is approximately 1600 square feet of the 6500 square foot lot, decreasing the impervious coverage of the property by over 24%. Given these calculations, increasing the lot coverage by 7.87% allows Mr. and Mrs. Frenkel to keep their lot coverage within the 45% allowed with a drywell installed.

I am willing and able to discover and conduct maintenance on the existing drywell during the construction process, which can also include an inspection by the town construction official if requested or required. I look forward to an agreeable resolution to this matter and am happy to answer any questions that arise.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hackaspkker", written in a cursive style.

John Hackaspkker  
Owner