BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
April 27, 2020

1. Call meeting to order at 7:00 p.m.
2. Declaration by Chairman that meeting is being held in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum
5. Flag Salute
6. **Residential Business Carried**

1. **Application # 20-002, Jayshree Patel-Shah**
   9 Burnham Place, Block 3716, Lot 5, Zone R-1-3
   Expansion of a non-conforming C-1 variance as per Borough Ordinance 125-57D.(1)(c)(1)
   Proposed addition would maintain existing front yard setback of 13.66’ where 25’ is required. Maintain existing side yard setback of 0’ where 8’ is required. Increase building coverage from 20.1% to 27.9% where 25% is permitted. Decrease impervious coverage from 40.1% to 39.2% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. D-4 variance required for FAR increase from existing 36.2% to 47.9% where 40% is permitted as per Borough Ordinance 125-57D(1)(d)(1)

2. **Application # 20-003, Syed Omair J. Jafri**
   34-22 Lenox Drive, Block 2409, Lot 11, Zone R-1-2
   Proposed addition would increase the FAR from 21.44% to 39.28% where 37% is permitted. D-4 variance required as per Borough Ordinance Section 125-57.
   D.(1)(d)(1)

7. **Residential New Business:**

1. Application # 2020-04 Erva Kalkan
   12-11 Alexander Avenue, block 4523, Lot 6, Zone R-1-3
   Expansion of a non-conforming structure. Ordinance 125-32C(4) permits expansion without variance provided requirements are meet-existing non-conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but in no case closer than 12 feet to the existing dwelling on the adjoining property
   Proposed 1 story rear addition. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Maintain the existing side yard setback from 5.42 and 5.35 on the East side and 7.9’ on the West side where 8’ is required and
is 10’ 6”” from neighboring structure where 12’ is required as per section 125-32C(4) and 125-12 Schedule of area yard and building requirements.

2. Application #2020-05 Ruben T. Mansillia
   8-07 Melvin Place, Block 3503, Lot 15, Zone R-1-2
   Proposed 327 sq. ft. of deck added on to the existing 204 sq.ft. deck would increase the deck coverage from 2.7% to 7.2% where 5% is permitted.
   Removal of 127 sq. ft. of concrete to install the new above ground pool would reduce the existing impervious coverage from 46.89% to 45.16% where 35% is permitted as per Borough ordinance 125-12 Schedule of area yard and building requirements.

3. Application 2020-06, Nicholas and Anna Aleynick
   41-37 Christine Court, block 1501, Lot 17, Zone R-1-2
   Existing apartment conversion on tax records since 1987. No record of variance in files –
   Certificate of Continued Occupancy for resale issued to homeowner 2003 with a letter stating that “at no time may the home be converted to two separated dwelling units” Home owner would like Board to allow/approve the use to continue as a non rental unit/multi generations unit within the existing one family dwelling. The unit will have minor modifications to it during the renovations to the site. Dwelling to remain a one family dwelling.
   Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Proposed additions and renovations will increase the building coverage from 24.8% to 25.88% where 25% is permitted. Would decrease the impervious coverage from 39.3% to 36% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building department.

8. **Commercial Business Carried:**

9. Public Comment

10. Correspondence/Resolution/Bills

   **Resolutions**

   Application # 19-031, Vanco & Katerina Visileva
   10-09 Utica Terrace, Block 1512, Lot 10, Zone R-1-2

   Application # 20-001, John & Jennifer Niemiec,
   30-07 Southern Drive, Block 3414, Lot 33, Zone R-1-3

11. Approve Minutes:

   **Minutes:** February 24, 2020

12. Adjourn.