

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

August 22, 2022

1. Call meeting to order at **7:00 p.m.**
2. Declaration by Chairman that meeting is in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum
5. Flag Salute
6. **Carried Residential Applications:**
 1. **Application #22-020, Harry & Laurie Frenkel
0-44 29th Street, Block 3205.01, Lot 2.07, Zone R-1-3**

Proposed patio would increase the existing impervious coverage from 34% to 42% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.
 2. **Application #22-018, Erika & Samuel Youssof
33-03 Nicholson Drive, Block 2524, Lot 27, Zone R-1-2**

Expansion of a non-conforming structure. Ordinance 125-32C (4) permits expansion without variance provided requirements are met-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 addition. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Would increase the building coverage from 26.8% to 28.8% where 25% is permitted. Would decrease the impervious coverage from 49.9% to 48.4% where 35% is permitted. Would maintain the existing front yard setback of 25' where 30' is required. Maintain the existing side yard setback from 7.6' and 6.2' where 10' is required as per section 125-32C (4) and 125-12 Schedule of area yard and building requirements. Far would increase from 18% to 42.7% where 40% is permitted. Requires a D-4 variance as per Borough ordinance 125-57D(1)(D)(1) Other variances and waivers may be required for this application. **Application carried to August 22, 2022.**
 3. **Application #22-021, Anthony Dilenno III,
8-03 Cedar Street, Block 5819, Lot 59, Zone R-1-3**

Proposed new one family dwelling on a vacant lot. Proposed one family dwelling will meet the Zoning Department requirements and coverages. Without a "Grandfather Clause" in the Ordinance, a C-1 variance is required as per the Borough Ordinance 125-57. D.(1)(c)[1] The existing lot is located in the R-1-3

single family zone which requires a lot to be 65' x 100'. Existing lot is 50' x 100' and does not conform to the lot requirements as per Borough Ordinance Section 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

7. New Residential Application:

1. Application #22-024, Qazim Gista

0-81 Fair Lawn Parkway, Block 2205, Lot 28, Zone R-1-3

Destruction exceeded partial destruction. Property is 50 x 119 where 65 x 100 is required. Demolition of more than partial destruction requires a C-1 variance to rebuild as per Borough ordinance 125-32B.1. Maintain the existing side yard setbacks of 5.92' and 6.24' where 8' is required as per Borough ordinance 125-12 Schedule of area yard building requirements. **Other variances and waivers may be required for this application**

2. Application #22-025, Frank Drahovzal

9 Barry Place, Block 3802, Lot 21, Zone R-1-3

Proposed driveway expansion from existing 21' wide driveway to 30' wide where only 22' is permitted as per Borough Ordinance 125-48 C. (7) Proposed driveway would increase the existing impervious coverage from 37.78% to 39.03% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. **Other variances and waivers may be required for this application.**

3. Application #22-026, Grzegorz Gumkowski,

37-02 Sycamore Drive, Block 2220, Lot 1, Zone R-1-3

Proposed 28' x 12' in-ground pool would increase the impervious coverage from 48.5% to 50.8% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Would have a side yard setback of 5' on the south and 10' setback on the east side lines where 10' is required as per Borough Ordinance 125-37 B. Swimming pools, tennis courts and similar private recreational facilities. **Other variances and waivers may be required for this application**

8. Public Comment

9. Resolutions:

10. Minutes to be Approved: July 25, 2022

11. Adjourn.