BOROUGH OF FAIR LAWN
Agenda for Regular Meeting of the
Zoning Board of Adjustment

DECEMBER 17, 2018

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. New Residential Applications:

1. Application# 2018-31- Steven & Deborah Milnes,
   87 Pomona Ave, Block 6803, Lot 20, Zone R-1-3
   One story Fire Damaged Dwelling. Proposed construction/reconstruction of dwelling. Proposed construction will consist of rebuilding the dwelling on the existing foundation. Maintain prior existing building coverage of 27.5% where 25% is permitted. Maintain the prior existing impervious coverage of 68% where 35% is permitted. Maintain the prior existing front yard setback of 11.79’ where 25’ is required. Maintain the prior existing side yard setbacks of 2.12’ & 3.37’ where 8’ is required as per Section 125-12 Schedule of area yard and building requirements. Proposed new second floor addition would have FAR of 48% where 40% permitted and requires a D-4 variance as per Section 1255-57D (1)[1] Without a “Grandfather Clause” in the Ordinance, a C-1 variance is required as per Section 125-57. D.(1)(c)[1] The existing lot is located in the R-1-3 zone which requires a lot to be 65 x 100’. Existing lot is 30’ x 100’ and does not conform to the lot requirement as per Section 125-12 Schedule of area yard and building requirements.

1. Application #2018-32- Agron & Eda Aliu,
   13-16 3rd Street, Block 5622, Lot 15, Zone R-1-3
   Existing 2 Family dwelling. Proposed expansion of a non-conforming requires a D-2 variance as per Section 125-57. D.(d)[1] Would maintain existing front yard setback fo 6.’ Where 25’ is required. Would maintain existing north side yard setback of 0’ where 8’ is required. Would reduce existing impervious coverage from 42. 8% to 38.2% where 35% is required as per Section 125-12 Schedule of area yard and building requirements. The proposed renovations to the Attic area will not change the structure from a 2 ½ story but will change the attic area to living space as per definitions 125-8 Attic and 125-8 Half Story.
2. **Application #2018-33 – Igor & Alla Falitskiy,**
   17-15 Greenwood Drive, Block 3701, Lot 18, Zone R-1-2
   Proposes to demolish the existing dwelling and replace with a new one family
dwelling. Proposed new dwelling will meet the Zoning requirements for setbacks and
coverages. Without a “Grandfather Clause” in the Ordinance, a C-1 variance is
required as per Section 125-57. D. (1)(c)[1] The existing lot is located in the R-1-2
zone which requires a lot to be 75’ x 100. Existing lot is 63.56 (front) and 93.23’
(rear) x 146.91’ & 139.13’ and does not conform to the lot requirements as per
Section 125-12 Schedule of area yard and building requirements.

3. **Application #2018-34 – Alex Bogopolskiy & Alena Polozova,**
   0-59 34th Street, Block 2216, Lot 23, Zone R-1-3
   Corner lot- Proposed 6ft. fence located in the front yard setback on Menow Street
   where only a 3ft. fence is permitted as per Section 125-38 fences and walls.

**Appeal of Administrative Office:**

1. Jose Lopez, 42-32 De Bruin Drive, Block 1702, Lot 49

**Commercial Business Carried:**

1. Application #2017-30, Core mark Fairlawn, LLC. 16-00 River Road, Block 5274,
   Lot 1.02, Zone B-4 The proposed use of a Gas Station is not specifically listed as
   a permitted use in the B-4 zone therefore it is prohibited and requires a D-1 use
   variance as per Section 125-25. B (2) and any other variances and/or waivers that
   may be required for this application. No further notice required.

4. Public Comment

5. Adjourn.