

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

DECEMBER 19, 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. **New Residential Applications:**
 1. **Application #22-034, Alex & Irina Yemets, 13-08 Lyle Terrace, Block 2609, Lot 23, Zone R-1-2**

Proposed rear addition requires a C-1 variance as per Borough Ordinance 125-57D(1)(d)(1) Proposed new front unenclosed porch and unenclosed portico would reduce the existing front yard setback of 33' to 26.5' where 30' is required 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 #22-036, Tobon Giraldo Investments II, LLC. 24-09 Raphael Street, Block 3319, Lot 23, Zone R-1-3**

Expansion of a non-conforming structure. Ordinance 125-32.C (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 addition. Expansion requires a C-1 variance as per Borough Ordinance section 125-57D(1)(c)(1). Would maintain the existing front yard setback of 7.9'' where 25' is required as per Borough Ordinance section 125-32. C. (4). Would increase the impervious coverage from 32.4% to 42.1% where 35% is permitted as per Borough Ordinance section 125-12 Schedule of area yard and building requirements. FAR would increase from 25% to 47% 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
7. **New Commercial Application:**

1. Application #22-035, Burgagni Realty, LLC.
20-15 Maple Ave, Block 5828, Lot 1, Zone OBS-1
This is a bifurcated application for the use only.
Proposed use as a storage of construction tools, equipment and materials.
Parking overnight for two vehicles (a van and dump truck) and use as their
administrative offices. Other variances and waivers may be required for this
application.

8. Public Comment

9. Resolutions:

1. *Application #22-028, Gabriel & Alexia Geraldo*, 0-31 East Amsterdam Ave,
Block 2212, Lot 5, Zone R-1-3-Proposed addition- Approved.
2. *Application #22-030, Adam Komet & Kerry Culbert*, 21 Albert Ave, Block 6904,
Lot 26, Zone, R-1-3-Proposed addition, - Approved.
3. *Application #22-031, Alex & Farida Mercedes*, 21 Franciscan Way, Block 3818,
Lot 11, Zone R-1-1, Proposed paved area –0’ setback – Denied.
4. *Application #22-032, Daniel & Illanna Shapiro*, 20 Godwin Ave, Block 2810,
Lot 17, Zone R-1-2- Proposed Addition-Approved.
5. *Application #22-033, Vadym Yukhno*, 17-14 Berdan Ave, Block 4508, Lot 39,
Zone R-1-1.- Proposed Driveway Expansion- Approved.

11. Minutes to be Approved: November 21, 2022

12. Approval of Fair Lawn Zoning By-Laws

13. Adjourn.