

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

FEBRUARY 27, 2023

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. Swearing in of re-elected Member, Judy Miller
4. Roll Call.
5. Declare a Quorum
6. Flag Salute
7. **New Residential Applications:**
 1. **Application #23-001, Elizabeth & Richard Wyler, 5-11 Lyons Ave, Block 5626, Lot 6, Zone R-1-3**

Expansion of a non-conforming structure. Ordinance 125-32C (4) permits expansion without variance provided requirements 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 and open front porch. Expansion requires a C-1 variance as per Borough Ordinance 125-57D(1)(c)(1). Increase building coverage from 26% to 28.7% where 25% is permitted. Increase impervious coverage from 40.2% to 42% where 35% is permitted. Maintain the existing west side yard setback of 5.02'' where 8' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. FAR would increase from 41.1% to 42.2% where 40% is permitted. D-4 Variance required as per Borough Ordinance 125-57D(1)(d)(1) **Other variances and waivers may be required for this application.**
8. **Public Comment**
9. **Resolutions:**
 1. Application #22-010, Broadway Medical Sub Division of 86 Midland Ave. –Approved. - Extension Granted to July 31, 2023.

10. Minutes to be Approved: December 19, 2022 & January 23, 2023

11. Adjourn.