

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

June 27, 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 Application:**
 1. 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.
 2. **Application#22-019, Richard Blanchard**
49 Pomona Avenue, Block 6803, Lot 1, Zone R-1-3
Reasons for Denial:
125-18 Definition
DWELLING UNIT-One or more rooms designed, occupied or intended for occupancy as separate living quarters with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.
DETACHED SINGLE-FAMILY- A dwelling that is not attached to any other dwelling by any means and occupied by a single family.

TWO-FAMILY - A building on a single lot containing two dwelling units, each of which is separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units

“Proposal is to create a separate dwelling unit within the existing one family dwelling for a family member not to be used as rental unit.

Proposed renovations would create a separate dwelling unit within the existing structure, creating two dwelling units in a single family dwelling. Would not meet the definition of a two family dwelling as there are separate entrances and a door separating the two units.

Two family are not permitted within the R-1-3 single family zone.” Two family dwellings are not permitted in the R-1-3 as per Borough Ordinance 125-17 A. (1) 125-57D.(1)(c)(1) Other variances and waivers may be required for this application.

7. Rehearing Request:

Application #22-016, Christina M. Floyd & Antonio Rodriguez

3-07 Lambert Road, Block 5621, Lot 17.01, Zone R-1-3

Corner property. Proposed 6 ft. fence would be 15.3’ setback from Lambert Road where 25’ is required. Only 3 foot fences are permitted within the front yard setback as per Borough Ordinance 125-38 Fences and walls.

Application was denied at the May 23, 2022 meeting

8. Public Comment

9. Resolutions:

11. Minutes to be Approved: May 23, 2022

12. Adjourn.