

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**March 17, 2021**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on March 17, 2021.

**PLEDGE OF ALLEGIANCE**  
**CONTINUED HEARINGS**

1. Use Variance; Variances

**LEXINGTON PARTNERS, LLC**  
Frank A. Carlet, Esq.  
**(CONTINUED TO 04/07/2021)**

340 Lexington Ave. RB3 Applicant requests Block 8.22, Lots 37 & 39 the following:

1. A D.6 (Height Use Variance 3 stories and 35' Permitted, 4 stories and 48' Proposed) is required.
2. Bulk variance for minimum lot area per dwelling unit (2178 square feet required, 558' proposed).
3. Minimum lot width (100' required, 69.97' proposed).
4. Minimum front yard setback (25' required, 1.34' proposed).
5. Minimum rear yard setback (48.5' required, 5.01' proposed).
6. Minimum side yard setback (10' required, 5.56' proposed).
7. Minimum side yard setback for both side yards (22' required, 11.12' proposed).
8. Minimum street side yard setback (15' required, 5.56' proposed).
9. Lot coverage (25% permitted, 82.86% proposed).
10. Parking spaces (56 spaces required, 42 spaces proposed).
11. Off-street parking and loading spaces, parking aisles and maneuvering areas not to be located in any required front yard and within ten feet of a required corner side lot line within 10' of a rear lot line permitted but encroachments into each of said setbacks is proposed, high pressure sodium site lighting fixtures required but no longer manufactured. Therefore, the Applicant proposes fluorescent fixtures similar in size, shape and lighting quality to that which is required and all off street parking areas having 10,000 or more square feet of paved area shall provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space with a minimum landscape dimension of 5'x5' which the applicant does not provide and for which it seeks a variance.

NOTE: AMENDED NOTICE-CHANGES UNDERLINED.

2. **MICHAEL PONCE** 347 Piaget Avenue RB2 Applicant proposes raze  
Use Glenn Peterson, Block 18.02, Lot 6 the existing house and  
Variance; Esq. construct a 4 unit  
Variance residential building.

A use variance is required for multi-family within an RB-2 zone. The driveway is proposed within the required right side yard setback. Such other relief as may be required by the Board.

(NOTE: PLANS ARE REVISED)

3. **QUICKS REALTY** 802 Van Houten Ave. B-C Application to demolish  
Use **LLC** Block 36.10, Lot 16 the existing former  
Variance; Frank A. Carlet, gas station (last used  
Variances Esq. as an automobile part  
store) and existing one-  
family house and replace  
them with a new building  
housing a delicatessen  
and parking on the first  
floor and yard and a  
total of eight (8)  
apartments on the second  
and third floors  
requiring the following  
variances and approvals:

1. Site Plan approval is required.
2. Use variances required to permit two (2) principal uses on the same lot and to permit residential uses on the lot.
3. Bulk variances required as follows:
  - a. Maximum building height (30' and 2 stories permitted; 3 stories, 36.2" proposed).
  - b. Side yards each one half the height of the building (18'1" required; proposed right side 5'.
  - c. Maximum lot coverage 60% permitted; 94.7% proposed.
  - d. Off street parking or loading spaces or maneuvering areas shall not be located within 10' of any corner side lot line or within 5' of any other lot line required; 7.7' parking spaces proposed for side lot line and 2.5' set back proposed for rear parking and maneuvering.
  - e. Number of parking spaces required 27 spaces; 20 spaces proposed.
  - f. Insufficient parking lot landscaping proposed.

**(REVISED MARCH 2021 PLANS SENT TO COMRS.)**

4. **BEN AND SARAH** 150 South Parkway RA3 Applicant proposes to  
 Use **COHEN** Block 60.04, Lot 2 build a rear entrance  
 Variance A. William Sala, Jr., Esq. to the basement. There  
 is an existing, permitted  
 two fixture "powder  
 room" in the basement.  
 A use variance is  
 required for a basement  
 "powder room" with a  
 direct access to the  
 exterior.

**NEW HEARINGS**

1. **CESAER SANTOS** 582 Clifton Ave. B-A1 Applicant proposes to  
 Variances Block 20.04, Lot 19 add 4' to existing rear  
 yard deck and install an  
 AC unit on the right  
 side of the house. The  
 following variances are  
 requested:  
 1. Right side yard is 5.08' and left side yard is  
 5.66' where a minimum of 6' is required.  
 2. Combine side yards are 10.74' where 16' is  
 required.  
 3. Lot coverage proposed at 28% where a maximum  
 of 27% is permitted.  
 4. Air conditioning unit is proposed 2.5' from  
 right side yard where 6' is required.  
 (PLANS SENT TO COMRS.)

2. **FRANCISCO FRANCO** 20 Whitmore Place R-B3 The proposed existing  
 Variances Alfred V. Block 8.14, Lot 22 one-family home exceeds  
 Acquaqviva, Esq. permitted lot coverage  
 and combined side yards  
 are 15 feet from the  
 existing property line  
 where 16 feet is  
 permitted.  
 Applicant seeks to complete and finish  
 construction of the second floor of the  
 existing single-family home. Although the  
 Applicant is not requesting any new  
 variances, the Applicant requests any and  
 all bulk variance relief (including all  
 existing, non-conforming conditions), as  
 well as waivers and/or other reviews that  
 the Board may deem appropriate and  
 applicable.  
 (PLANS SENT TO COMRS.)

## RESOLUTIONS

1. GRANTED the application of JOHN PILKIN, MOHAMMAD TAMMOUS, AND SOPHIA DALIA for minor subdivision, use variance, and bulk variances to correct significant encroachment of the improvement on 207 Lakeview Avenue onto 203 Lakeview Avenue at 203 & 207 Lakeview Avenue, Block 2.12, Lots 48 and 49. B-C
  
2. GRANTED the application of DANIEL MAYER for variances for front yard setback, right side yard setback, and combined side yard setbacks to erect a second floor addition at 33 Belmont Avenue, Block 70.03, Lot 21. RA3
  
3. GRANTED the application of GUIDO PAPA for variance approval for a 5-foot-high solid fence with a 1-foot lattice on top, for a total of 6 feet, in the rear yard and partially along both sides of the house at 20 Lincoln Avenue, Block 18.12, Lot 16. RA3
  
4. GRANTED the application of WILL BISHOP for variance approval for a 5-foot-high solid fence with a 1-foot lattice on top, for a total of 6 feet, along the rear of the property abutting Van Houten Avenue at 44 Sperling Road, Block 38.03, Lot 3. RA3
  
5. GRANTED the application of ERCIHAN OZCAN for a use variance for mixed use building to convert an existing business space previously used as a day care center to a retail grocery and gift store with residential use on the second floor at 253 Vernon Avenue, Block 5.14, Lot 18. RB1
  
6. GRANTED the application of ATIT D. RAVAL for variances for front yard setback, left side yard setback, right side yard setback, and combined side yard setback to build a second story addition and an enclosed front entry at 106 Pershing Road, Block 40.10, Lot 14. RA3