

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 7, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on April 7, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.

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 **(CONTINUED TO** residential building.
05/05/2021) 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)

NEW HEARINGS

1. **ANDREW ZURAWSKI** 91 Ridgewood Road RA3 Applicant proposes to
 Variances Block 55.07, Lot 6 build a second floor
 addition. The following
 variances are requested:
 1) Front yard proposed at 22.81' where 25' is
 required.
 2) Right side yard is 4.85' and left side yard is
 4.75' where 6' minimum is required.
 3) Combined side yards is 9.6' where 16' minimum
 is required.
 4) Lot coverage proposed at 34% an increase of 3%.
 (PLANS SENT TO COMRS)

2. **STEVEN YOUSSEF** 26 Rosedale Avenue RA3 Applicant proposes to
 Variance Block 40.15, Lot 19 install an above-ground
 pool in the back yard.
 Pool is proposed 5' from
 the existing deck where
 10' is required.
 (PLANS SENT TO COMRS)

3. **NILESH RAGHA** 80 Luisser Street RA2 Applicant proposes to
 Variance Block 65.05, Lot 30.03 replace an existing
 patio with an enclosed
 sunroom. Sun room would
 be 12' x 12' and would
 be located 30' from the
 rear property line where
 35' is required.
 (PLANS SENT TO COMRS)

4. **B.I.J.I.** 473 Highland Avenue RB2 Applicant proposes to
 Variance **HOLDINGS, LLC** Block 21.04, Lot 05 build a second floor
 addition of the existing
 house. The following
 conditions require a
 variance:
 1) Left side yard is 3.99' where 6' is required;
 2) Front yard is 22.32' where 25' is required.
 (PLANS SENT TO COMRS)

ADOPTION OF 2020 ANNUAL REPORT

1. 2020 Annual Report Clifton Zoning Board of Adjustment prepared by Gregory Associates, L.L.C.

RESOLUTIONS

1. GRANTED the application of QUICKS REALTY LLC for a use variance for a mixed use two-story building with a delicatessen on the first floor, 4 one-bedroom residential units on the second floor along with 20 parking spaces, bulk variances for the off-street parking or loading spaces, parking aisles or maneuvering areas, number of parking spaces, and buffer width at 802 Van Houten Avenue, Block 36.10, Lot 16. B-C

2. DENIED the application of BEN AND SARAH COHEN for use variance for a basement powder room with a direct access to the exterior at 150 South Parkway, Block 60.04, Lot 2. RA3

3. GRANTED the application of CESAR SANTOS for bulk variances to extend the rear deck from 7 feet to 11 feet and side yard setback variances to install an air-conditioning unit on the right side of the house at 582 Clifton Avenue, Block 20.04, Lot 19. B-A1

4. GRANTED the application of FRANCISCO FRANCO for lot coverage and combined side yards to complete and finish construction of the second floor of the existing single-family dwelling at 20 Whitmore Place, Block 8.14, Lot 22. R-B3