

January 11, 2020

Re: Variance Request

Dear Zoning Board Members,

I hope you all are safe and healthy. My name is Atit Raval and I am applying for a variance request for property at 106 Pershing Road, Clifton, NJ 07013 on behalf of my parents, owner of property, Divyeshkumar & Binaben Raval as their English is not fluent.

Respected Board Members, Clifton has been our home for the last 18 years when we immigrated from India to the US. We have been enjoying the diversity, ease of commute, and safety, among many other benefits Clifton offers. So when it came to purchasing our first home Clifton was our first choice. Unfortunately we have outgrown our current home, instead of moving to another town we have decided to expand our current home to meet needs of our growing family of five.

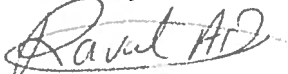
Dear Board Members, with this application we are proposing to do a 2nd floor addition on our small 1.5 story cape cod home with 2' cantilever in the rear which will give us 3 bedrooms and 1 full bath on the 2nd floor. We are also proposing to add a 4'x8' vestibule in front of the home with a 3'x8' portico. In addition, we currently have an enclosed sunroom behind our kitchen which we want to renovate and make it part of the current kitchen by opening up a wall. These proposed changes will bring positive aesthetics to beautiful Pershing Rd and surrounding neighborhood and at same time give our family of five much needed space.

This proposal does trigger a front variance. Our current front setback is at 24.7' and with the proposed vestibule we are requesting front setback to be at 20.7'. By allowing a 4'x8' vestibule we will gain much needed space in our small living room at the same time it will enhance the look of our home from the outside. Kindly note that there are several other homes on our street which comes out much further (less front setback) than what we are proposing. Left and Right setbacks are existing nonconformities and proposed rear setback as well as height requirement meets the city guidelines for our zone.

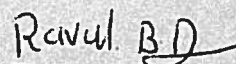
We are kindly asking Board Members to consider this application. Clifton has been our home for the last 18 years and we want it to be our home for many more.

Please consider this application as Clifton has been our home for the last 18 years and we hope it continues to be for many years to come.

Sincerely,


Atit D Raval
Applicant


Divyeshkumar G Raval
Owner


Binaben D Raval
Owner