

DATE 4/6/21

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Colene J. Meneir
Tax Collector

FEE Variance \$250

Site Plan _____

Conditional use _____

Subdivision _____

**CITY OF CLIFTON
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 458 CLIFTON AVENUE Block 12.02 Lot 24

1. Name of Applicant: 458 CLIFTON AVENUE, LLC
Address: 458 CLIFTON AVENUE, CLIFTON, NJ Telephone: 973-390-2300
Relation to Owner if not same as Owner: _____

2. Name of Owner (if other than Applicant): _____
Address: _____ Telephone: _____

3. The applicant is Corporation A Partnership Individual
Other (please specify): _____

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect or Engineer AMY HUMMERSTONE, RA, VERDIGRIS ARCHITECTS, LLC
Address: 14 BREARLY CRESCENT FAIR LAWN NJ Telephone: 201-925-0612

5. Name of Attorney: _____
Address: _____ Telephone: _____

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board
 Yes No Disposition

7. Deed restrictions that apply or are contemplated: YES NO
(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Interior Zone District B-A1 Lot Size 5,750 SF

9. Lot Dimensions: Front 50' Rear 50' R. Side 115' L. Side 115'

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 12.25' Rear 48.92' R. Side 6.33' L. Side 11.25'

11. Proposed: Front 6.25' Rear 44.6' R. Side 6.33' L. Side 5.25'

OFFICE USE ONLY

BOARD OF ADJUSTMENT PLANNING BOARD

Date of Hearing _____

Board action required by _____ Date _____

Application declared complete on _____ Date _____

Final Decision Rendered on _____ Date _____

APPROVED APPROVED WITH CONDITIONS DENIED
 WITHDRAWN OR DISMISSED DEED RESTRICTION

Plan PLEASE SEE ATTACHED

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

- Site Plan
- Conditional Use
- "A" Variance
- "B" Variance
- "C" Variance
- "D" Variance (Use)

TYPE OF APPLICATION

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

Present Use: MIXED USE-MEDICAL OFFICE WITH RESIDENCE ABOVE

Proposed Use: NO CHANGE-SAME AS ABOVE

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true.

Magdy Wadwan MD
APPLICANT

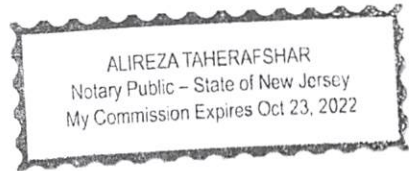
State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 30th day of March 20 21.

Alineza Taherafshar
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)



Financial Service Rep. TD bank
TITLE OF SUCH OFFICER

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____ 20 ____.

Owner

Sworn and subscribes before me

this _____ day of _____ 20 ____.

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

TITLE OF SUCH OFFICER

State of New Jersey

County of: _____

Magdy Wahba, M.D.
Diplomates - American Board of Internal Medicine
Pulmonary Medicine
Critical Care Medicine
Sleep Disorder Medicine

401 Hamburg Turnpike
Suite 310
Wayne, NJ 0470

Phone: 973-790-5300
Fax: 973-790-0900

April 5, 2021

Daniel Howell, Zoning Officer
City of Clifton
Housing and Zoning Department
900 Clifton Avenue
Clifton, NJ 07013

Re: Zoning hearing: Property at 458 Clifton Ave., Clifton, NJ
Expansion of existing non confirming (mixed use)

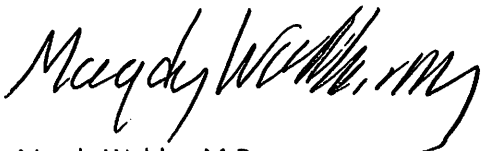
Dear Sir:

I am the owner of 458 Clifton Avenue, L.L.C., which owns the above mentioned property. I hereby waive my right to have legal representation at the proposed Planning Board hearing in regard to the above matter. I will represent myself along with the assistance of my architect.

Please feel free to contact me on my cell phone at 973-390-2300, if you need further information.

Thank you for your time and consideration.

Very Truly Yours,



Magdy Wahba, M.D.



April 6th, 2021

Type of Variance Requested and How Relief can be Granted

Re: Expansion of existing mixed-use building
458 Clifton Avenue Project #19-14

The applicant is requesting Type D Use Variance, for the expansion of a non-conforming use and relief from the parking requirement. Relief can be granted for this application without substantial detriment to the Public Good or to this Zone (B-A1) since the proposed expansion will improve the neighborhood by bringing a thriving medical practice to the neighborhood and beautifying the building. Further, the proposed five (5) parking spaces, where ten (10) spaces are required, can be granted without substantial detriment since the occupants' use of the building is largely non-concurrent. When the office is open, the residents will be out of the building at work or school. Further, on-street parking is available to the office users during the day. In the evening, when the residents are home, the office will be closed.



April 6th, 2021

Mr. Daniel Howell, Zoning Officer
Supervising Code Enforcement Officer
Housing & Zoning Department, City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Re: Expansion of existing mixed-use building, Addition/Alteration
458 Clifton Avenue Project #19-14

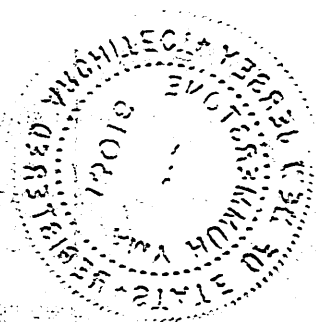
Dear Mr. Howell,

This letter is to clarify that the application for a variance from the Zoning requirements for the above project has been revised such that the first floor waiting room has been enlarged by six feet in two directions. Further the front entry area has been enlarged by four feet toward the street. The drawings for the project, the zoning chart and application have all been revised accordingly.

Sincerely,

A handwritten signature in cursive script that reads "Amy Hummerstone". The signature is written in black ink and is positioned over a faint, circular official seal of the City of Clifton.

Amy Hummerstone, R.A.



RECEIVED BY THE DIRECTOR OF THE BUREAU OF THE CENSUS
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NEW YORK N.Y.

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