

DATE 10/4/2020

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Chloe Polunin
Tax Collector

FEB Variance _____

Site Plan _____

Conditional use _____

Subdivision _____

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

Site Location 100 DAWSON AVE. Block 49.05 Lot 16

1. Name of Applicant: ZEV PRINCE
Address: 100 DAWSON AVE, CLIFTON, NJ. Telephone: 201-394-8157
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 WILLIAM J. MARTIN, AIA
Address: 25 BOULEVARD, WESTWOOD, NJ. Telephone: 201-666-5576

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 R-B1 Lot Size 4998 SF
9. Lot Dimensions: Front 50' Rear 50' R. Side 100' L. Side 100'

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 25.7' Rear 33' R. Side 8.6' L. Side 4.0'
11. Proposed: Front 25.7' Rear 35' R. Side 8.6' L. Side 4.0'

Present Use: SINGLE FAMILY HOME

Proposed Use: SINGLE FAMILY HOME

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

TYPE OF APPLICATION

Site Plan

Conditional Use

"A" Variance

"B" Variance

"C" Variance

"D" Variance (Use)

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

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

The property exists with the existing dwelling already set close on the east side and west side of the property. A proposed one story rear addition aligns entirely with the existing house and will not be visible at the front. The second floor is to be expanded and will align with the existing first floor and addition below. The project will allow the kitchen, dining and family space to be modernized and improved. The second floor will provide a proper main bedroom suite and kids bedrooms. It is respectfully suggested that approval of this modest side yard encroachment advances the purpose of the zoning and the benefit of the deviation would substantially outweigh any detriment. The proposed home improvements will promote the public health, safety, morals, and general welfare and be a benefit to the community and any family that would occupy this home. The aesthetics of the new design will create an improved visual environment for the neighborhood. This use is permitted and will continue as a permitted use, so there will be no substantial detriment to the public good or to Clifton's zone plan.

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

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.

[Signature]
APPLICANT

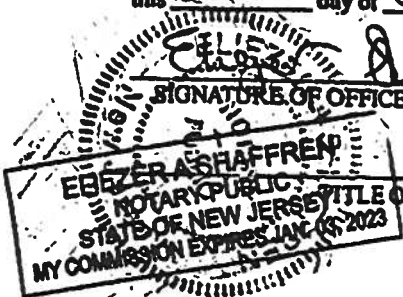
State of New Jersey

County of: Bergen

Sworn to and subscribed before me

this 26 day of July 2022

[Signature]
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)



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: _____