

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**** SPECIAL MEETING ****

**WEDNESDAY
March 28, 2018
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on March 28, 2018.

PLEDGE OF ALLEGIANCE

CONTINUED HEARING

1. Use Variance; Variances	CLIFTON CHEDER Stephen A. Geffner, Esq.	1333 Broad Street Block 76.01, Lot 5	B-A &	The Applicant seeks approval for a conditional use (Elementary School) in the B-A Zone District.
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However, the provisions of the R-A1 Zone apply to this Application. As a part of the Application there are no new variances being requested, however, there are several existing conditions for which we are giving notice.

-With respect to the lot width, pursuant to Section 461-27, a lot width of 150 ft. is required an existing condition of 133 ft. currently exist and will continue;

-With respect to the maximum lot coverage, pursuant to Section 461-27, 20% is the maximum permitted and we are requesting 24.74% which is an existing condition; and

-With respect to the minimum side yard, 20 ft. of 1 and 40 ft. for both, pursuant to Section 461-27 is required, and we are proposing 18.87 ft. for 1 and 42.74 ft. for an existing condition.

Due to these existing conditions, all the conditions of the Conditional Use Ordinance Application are not satisfied and therefore, the Application to the Board of Adjustment is being made and noticed to the public.

The Applicant will also request such other variances, waivers, and interpretations as may be required which may arise during the course of the public hearing or at the request of the Board of Adjustment. (PLANS IN BINS)