

Application to
Zoning Board of Adjustment
Borough of Palisades Park

Application Fee \$ _____ Date Received: _____ By: _____

Action by the Board of Adjustment: Dates: _____

Granted _____ Denied _____ Recommended _____

Action by other Bodies, if necessary: Dates _____

See related minutes _____

Date of Publication prior to meeting _____

Date of Publication of decision _____

Applicant furnished with copy of Resolution on _____

_____ Other _____

Voting Members _____

(Do not write above space)

Applicant's Name: Suzie Lee

Applicant's Address: c/o Law Office of Daniel K. Lee 125 W. Central Blvd #107
Palisades Park NJ

Owner's Name: Suzie Lee

Owner's Address: c/o 125 W. Central Blvd #107 Palisades Park NJ 07650

Relationship of Application to Owner (i.e., tenant, agent, purchaser under contract, same person or other) Owner

Location of Premises: 437 Highland Ave Block: 211 Lot: 18

The premises are situated on the (east, west, north, south) side of Highland Ave Street and

are approximately 260 feet from Ackerman Place
(landmark or intersection of another street)

The premises are now located in the following Zone AA which permits

two family dwelling

PART I

FILL IN ONLY IF AN APPEAL IS TAKEN FROM A DETERMINATION OF THE ZONING OFFICER OR BUILDING INSPECTOR.

N/A

NOTICE OF APPEAL

TAKE NOTICE that the undersigned, owner of premises in the Borough of Palisades Park designated on the Borough Tax Map as Block _____, Lot _____, and also known and designated as _____ in said Borough located in a _____ Zoning District, hereby appeals to the Zoning Board of Adjustment from the order, determination or decision of said enforcing Official made on the ___ day of _____, 20___, _____ a building permit to _____ to permit construction of a _____ on premises designated as Block _____ Lot _____ on the Municipal Tax Map owned by _____ for the reason that appellant alleges error in the order, requirement, decision or refusal of said Administrative Office in that:

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Zoning Board of Adjustment all papers constituting the record upon which the action appealed from was taken, in accordance with the Rules of the Zoning Board of Adjustment and the statute in such case made and provided.

(Appellant)

DATED: _____

(NOTE: THIS NOTICE OF APPEAL MUST BE SERVED UPON THE ADMINISTRATIVE OFFICER FROM WHOM THE APPEAL IS TAKEN WITHIN 20 DAYS OF THE DATE OF THE ACTION WHICH IS APPEALED).

PART II

N/A

TO BE FILLED IN ONLY IF APPLICATION IS FOR INTERPRETATION OF ZONING MAP OR CONSTRUCTION OR ORDINANCE PURSUANT TO N.J.S. 40:55D-70b.

Applicant should attach statement of contention as to such interpretation or construction to this application.

PART III

TO BE FILLED IN ONLY IF APPLICATION IS MADE DIRECTLY TO THE BOARD OF ADJUSTMENT OR IF ALTERNATIVE RELIEF IS SOUGHT PURSUANT TO N.J.S. 40:55D-70c or d.

APPLICATION TO ZONING BOARD OF ADJUSTMENT

Request is hereby made for permission to erect, alter, convert, use, a two family dwelling contrary to the requirements of Sections 167.76 of the Zoning Ordinance, or for other relief as follows: Variances for: ① Lot width of 43.75 ft (50 ft required); ② Building coverage of 3,050 SF (2,500 SF max); ③ Right side yard of 7.70/3.70 ft (2) (6.00 ft required); ④ Left side yard of 7.70/3.70 ft (2) (6.00 ft required); ⑤ Building height of 35 ft / 3 stories (28 ft / 2.5 stories required)

1. Said property is 43.75 ft x 225 ft
(give dimensions and area)

and has the following structures: single family house

(if known, so indicate; or indicate whether dwelling or building; stating use thereof)

2. If less than the entire lot is to be utilized for the purpose hereinafter set forth, the dimensions of the portion of the lot to be utilized are: N/A

3. Size of proposed building:

At Street level 36'-2" wide Feet Front _____
Feet deep 89' Height _____
Stories 3 Feet 35 ft

4. Setbacks of building: Front _____ Rear _____
Side _____ Side _____

% Building Coverage 30.99%

5. Date property acquired _____

Prevailing zoning at time of acquisition AA (2-family zone)

6. Has there been any previous appeal, request or application to this or any other Borough Boards or the Construction Official involving these premises? YES _____ NO ✓

IF YES, state the nature, date and the disposition of said matter: N/A

7. What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance? pre-existing non-conforming condition

8. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone plan and Zoning Ordinance.

9. All applicants must attach to this application a schedule showing the following information (if applicable): Type of construction (frame, stone, brick, cement etc.) _____

Present use of existing building(s) and premises. single family house

Describe any deed restrictions affecting this property. N/A

Total proposed dwelling units: two-family dwelling

Total proposed professional offices: none

Total proposed floor area: 9,296 SF

Total proposed parking spaces: 4+4 = 8 spaces

A photograph or photographs of land and buildings involved in the application. _____

Names and addresses of all expert witnesses proposed to be used. _____

Vasillo Cocorus - Architect, 467 Sylvan Ave, Englewood Cliffs NJ

Proof of payment of all taxes due and owing on the premises. _____

10. A legible plot plan or survey to scale (not less than 1" = 100" of the property) indicating the relation of the existing and/or proposed structure with adjoining property and structures accompanies this application. Scale drawings (of not less than .25" = 1' of the proposed building(s)) of the existing structure indicating the changes, alterations or additions contemplated will be presented at the hearing, if relevant.

11. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the time of hearing.

12. If the applicant is a Corporation or Partnership, the names and addresses of all Stockholders or Partners owning a 10% or greater interest in said Corporation or Partnership shall be set forth below in accordance with P.L. 1977 Ch. 336.

Suzie Lee being duly sworn according to law, hereby certify that the information presented in this application to be true and accurate.

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

The foregoing application is hereby consented to this 6 day of Dec, 2021.

Suzie Lee by [Signature]
(Owner of Property referred to) as attorney in fact.

60125 W. Central Blvd #107
(Address) Palisades Park NJ

(201) 945-2800
(Telephone)

Sworn and subscribed before me
6 day of Dec, 2021.

[Signature]
(Signature of person authorized to take oaths)

Daniel K. Lee
Attorney at Law
of the
State of New Jersey

APPLICATION TO ZONING BOARD OF ADJUSTMENT
(DO NOT WRITE BELOW THIS LINE)

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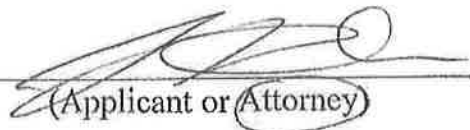
ZONING OFFICER'S REPORT:

The street upon which this variance is sought is:

- a. Improved
- b. Unimproved
- c. Other Conditions Required: _____

State of New Jersey)
) ss.
County of Bergen)

Suzie Lee 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 Construction Official, has been filed within the time required by law, and that all of the matters and things set forth in the foregoing application are true.



(Applicant or Attorney)

Notice to be served on Owners of Property within 200 ft.
Borough of Palisades Park; Board of Adjustment
Notice of Hearing on Appeal or Application

To Owner of Property:
Address:

Please take notice:

The undersigned has filed an application for site plan approval for development with the Zoning Board of Adjustment of the Borough of Palisades Park for variances from requirements of the Zoning Ordinances so as to

permit construction of a two family dwelling with:

(1) Lot width of 43.75 ft (50 ft req.)

(2) Building coverage of 3,050sf (2,500 sf max)

(3) Right side yard of 7.70ft/3.70ft (2) (6ft req.)

(4) Left side yard of 7.70ft/3.70ft (6ft req.)

(5) Building height of 3 stories 35ft (2.5 stories 28ft req.)

on premises known as BLOCK # 211 LOT # 18 in the Tax map of the Borough of Palisades Park, New Jersey and known as 437 Highland Avenue, Palisades park, NJ (Property Address) and this notice is sent to you as owner of property in the immediate vicinity.

A public hearing has been ordered for March 21, 2022 @ 7:00 pm which otherwise have taken place in the Municipal building @ 275 Broad Avenue, Palisades Park, NJ 07650, will be via zoom. Topic: Zoning Board of Adjustment Meeting Time: March 21, 2022 7pm EST

Join Zoom Meeting

<https://us06web.zoom.us/j/86223346866?pwd=RkVyRkRwcUJyL1laL01ENUQ1eUxzdz09>

Meeting ID: 862 2334 6866 Passcode: 003014

One tap mobile +13017158592,,86223346866#,,,,*003014# US (Washington DC)

+13126266799,,86223346866#,,,,*003014# US (Chicago)

Dial by your location +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1

929 436 2866 US (New York) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1

669 900 6833 US (San Jose)

Meeting ID: 862 2334 6866 Passcode: 003014 Find your local

number: <https://us06web.zoom.us/j/86223346866>

Members of the public may participate in the meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Palisades Park. Formal action may be taken. At this time you may either in person or by agent, or attorney present any facts or objections, which you may have relative to the granting of this application.

The following described maps and papers are on file in the office of the Borough Clerk and are available for inspection: Application for site plan approval and site plan.

This notice is served upon you by the order of the Zoning Board Adjustment of Palisades Park.

Respectfully,

Applicant: Suzie Lee

c/o Law Office of Daniel K. Lee, LLC 125 W. Central Blvd. Suite 107, Palisades Park, NJ 07650