



**LAW OFFICE OF
DANIEL K. LEE, LLC**

125 W. Central Blvd. Suite 107
Palisades Park, New Jersey 07650
Tel. 201-945-2800 Fax 201-419-6146

Daniel K. Lee *
danielklee@hotmail.com
Jennifer J. Rhee *
jenrheelaw@gmail.com

* NY and NJ Bar

December 29, 2021

Attn: Zoning Officer
Building Department
Borough of Palisades Park
275 Broad Avenue
Palisades Park, NJ 07650

**RE: Grand Bellview LLC
254 Grand Avenue, Palisades Park, NJ
Block 202 Lot 4
Zoning Board of Adjustment Application
Case #21-14
Amending application from 4-family to 3-family dwelling**

Dear Madam/Sir:

This Office represents Grand Bellview, LLC, the owner of the above referenced property. As per our November 2021 meeting, enclosed please find 17 sets of the revised drawings amending the application from four dwelling units to three dwelling units for the meeting set for January 24, 2022.

Very truly yours,

/s/ Jennifer J. Rhee

cc: Board Planner, Michael Kauker, Kauker & Kauker
356 Franklin Avenue, Wyckoff, NJ 07481
Traffic Engineer, Hal Simoff, Simoff Engineering Associates Inc.
2 Shunpike Road, Madison, NJ 07940

Application to
Zoning Board of Adjustment
Borough of Palisades Park

Revised

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: Grand Bellview LLC

Applicant's Address: 125 W. Central Blvd #107 Palisades Park NJ 07650

Owner's Name: Manfredo J. Gomez and Rosemary Gomez

Owner's Address: 254 Grand Ave Palisades Park NJ 07650

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

Location of Premises: 254 Grand Ave Block: 202 Lot: 4

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

are approximately 450 feet from W. Central Blvd.
(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.

NOTICE OF APPEAL

N/A

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 three family dwelling contrary to the requirements of Sections _____ of the Zoning Ordinance, or for other relief

as follows: Variances from: ① Dwelling units of three (two required); ② Lot area per unit of 2,359.83 SF (2,500 SF required); ③ Building coverage of 43.51% (40% required); ④ Combined yard of 13.41/13.13 ft (14 ft required); ⑤ Rear yard of 20 ft (25 ft required); ⑥ Building height of 3.0 stories/29.83 ft (2.5 stories/25 ft req.)

1. Said property is 69.65' x 126.22' / 110.40' (give dimensions and area) (11,079.49 SF)

and has the following structures: two family dwelling

(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 _____ Feet Front 46'-8" wide
Feet deep 66' deep Height _____
Stories 3 Feet 29.83 ft

4. Setbacks of building: Front 25' 3" Rear 20'-0"
Side 6'-10" Side 6'-2 5/8"

% Building Coverage 43.51%

5. Date property acquired _____.

Prevailing zoning at time of acquisition AA.

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? _____

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.) Brick
Present use of existing building(s) and premises. older two family dwelling

Describe any deed restrictions affecting this property. _____

Total proposed dwelling units: three (3)

Total proposed professional offices: None

Total proposed floor area: 9,422 SF (gross)

Total proposed parking spaces: Eight (8)

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

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

Vassilios 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.

Daniel K. Lee (Grand Bellmaw LLC) 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.

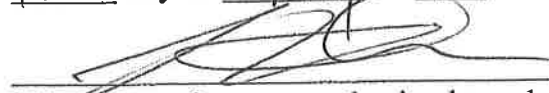
The foregoing application is hereby consented to this 12 day of May, 2021.


(Owner of Property referred to)

125 W. Central Blvd #107
(Address) Palcaades Park NJ

201-491-6268
(Telephone)

Sworn and subscribed before me
12 day of May, 2021.


(Signature of person authorized to take oaths)

Jennifer J. Rhee, Esq.
Attorney at Law of the
State of New Jersey

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

.....


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)

Daniel K. Lee (Grand Bellnewu) 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)