

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF HO-HO-KUS
BERGEN COUNTY, NJ
NOTICE OF MEETING CANCELLATION**

PLEASE TAKE NOTICE, that the regularly scheduled meeting for **Thursday, December 7, 2023** of the Zoning Board of Adjustment, Borough of Ho-Ho-Kus, NJ has been cancelled. The next regularly scheduled meeting will take place on **Thursday, January 4, 2024, immediately following the Reorganization Meeting**, in the Council Chambers, Municipal Building, 333 Warren Avenue, Ho-Ho-Kus, NJ, 07423 beginning at **7:00PM**.

The agenda for this meeting includes, but is not limited to:

Ongoing Business:

Docket #05-2023: Mr. & Mrs. J. Zawacki, 62 Edgewood Drive, Block 1102, Lot 7, R2 Zone: an in-ground pool is currently under construction which includes a paver patio; the permit was issued with the understanding that a portion of the patio would be removed to avoid a variance for improved lot coverage; a portion of the patio was not removed; the applicants seek to construct a pergola, outdoor kitchen and a paver patio to surround the pool currently under construction; non-compliance with IV 85-10 G improved lot coverage; VI 85-33 B patio setback; IV 85-10 I (4) interior lot side line setback for detached accessory building and structure (outdoor kitchen and pergola) please note: the outdoor kitchen and patio is currently being constructed prior to applying for variance relief **TO BE CARRIED TO THE FEBRUARY 1, 2024 MEETING OF THE BOARD AT THE REQUEST OF THE APPLICANT.**

Resolutions:

Docket #06-2023: Mr. & Mrs. C. Comey, 38 Fairlawn Street, Block 218, Lot 6, R3 Zone: applicants seek to construct a 2-car detached garage; non-compliance with IV 85-11 I (4) side yard setback for an accessory structure, 10 ft. required, 3 ft. proposed; IV 85-11 I (5) rear yard setback for an accessory structure, 10 ft. required, 8 ft. proposed.

Docket #07-2023: Mr. & Mrs. S. Fowler, 503 Hollywood Avenue, Block 219, Lot 11; R3 Zone: applicants seek to add a covered porch to the rear of the existing home; additionally, the applicant seeks to add a second level to the home; property has two front yards (Hollywood Avenue and Elmwood Avenue)/corner lot; the two new structures will be located 26.8' from Elmwood Avenue, where 30' is required; non-compliance with IV 85-10 F (1): front yard setback/corner lot. Please note: the Zoning Officer has determined that the existing screened porch does not require a variance as it already has a floor, some wall structure, and a roof; the footprint of the existing screen porch is not changing.

Approval of Minutes

Formal action may be taken.

JoAnn Carroll, Secretary
Zoning Board of Adjustment
Ho-Ho-Kus, NJ