



JOINT LAND USE BOARD - BOROUGH OF DUMONT
80 WEST MADISON, DUMONT, NJ 07628
(201) 387-5034

NOTICE OF APPEAL
(BULK "C" VARIANCE APPLICATION FORM)

Date: February 2, 2021

Appeal is hereby made by the undersigned for a special exception or variance from the terms of the Zoning Ordinance of the Borough of Dumont

Appellant,	Fawzi Abdelgani	229 Crooks Avenue, Clifton, NJ 07011	fawzi@NJPress.com
	Name	Address	Email
Owner,	Fawzi Abdelgani	229 Crooks Avenue, Clifton, NJ 07011	fawzi@NJPress.com
	Name	Address	Email
Attorney,	Ryan P. O'Sullivan, Esq.	530 Sylvan Avenue, Englewood Cliffs, NJ 07632	rosullivan@sekaslaw.com
	Name	Address	Email

1. Application relates: (check applicable item or items)

- ☐ Lot Area: ☒ Setbacks: ☐ Existing Building ☒ Proposed Building
- ☐ Other

2. Brief description of real estate affected: The property is a vacant single family lot approximately 4800 square feet in area within a RA Zoning district.

Location (Street address, Block and Lot No.): 19 Lawrence Avenue Block: 707 Lot: 11

Lot size: 4800 square feet

Present use: Single Family Residence

Present Zoning classification: Single Family Residence

Present improvements upon land: _____

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3. Action desired by appellant: Variances and waivers to build the proposed single family residence upon the lot that does not meet minimum lot area, depth, frontage and FAR requirements for construction.

4. 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.) Construction of the proposed project will not disturb the neighboring properties and is in line with the zoning classification for the zone as applicant intends to build a single family residence that is consistent with the character of the area.

5. Has previous appeal been filed in connection with these premises? ☐ Yes ☒ No

Note: Attach ten (18) copies of plan of real estate affected. Indicate location and size of lot, size of improvements now erected and proposed to be erected thereon, or other changes desired, also any other information required by the Joint Land Use Board. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question 4, above, include the grounds for the appeal or reasons both with respect to law and for granting the appeal or the special exception or variance.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Signature of Person Making Service

Rawzi Abdelgani

Signature of Property Owner(s)

Sworn to and Subscribed before me this 12th day of February, 2021.

[Signature]

LUIS I. ORTUNO-RIVERO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50087630
MY COMMISSION EXPIRES AUG. 8, 2023