

**RESOLUTION #2017-007**

**RESOLUTION OF THE BOARD OF ADJUSTMENT  
OF THE BOROUGH OF HAWTHORNE**

**In the matter of:**

**Alvaro and Ericka Castillo (“Applicant”)  
163 Forest Avenue  
Lot 11, Block 129  
Hawthorne, New Jersey 07506**

**WHEREAS**, The Applicant made application to the Borough of Hawthorne Board of Adjustment for bulk variance approval in connection with the premises known as Lot 11, Block 129, commonly referred to as 163 Forest Avenue (the “Property”), located in the R-2-Single Family Residential Zone; and

**WHEREAS**, as a result of the Application, Applicant requests approval to allow construction of a home expansion inclusive of garage expansion with an “add-a” level”, resulting in the following variance relief:

- (a) minimum side yard setback (one) 10 feet required/4.1 feet proposed;
- (b) minimum side yard setback (two) 20 feet required/14.2 feet proposed;
- (c) minimum rear yard setback 25 feet required/4 feet proposed.

**WHEREAS**, the Board reviewed this matter at its public hearing on August 21, 2017;  
and

**WHEREAS**, after due consideration and deliberation at the aforementioned hearing, the Board did vote upon the Application and instruct the Board Attorney to prepare a Resolution memorializing the vote taken; and

**WHEREAS**, the Zoning Board of Adjustment of the Borough of Hawthorne makes the following findings of fact, based upon the evidence presented at its public hearing:

1. The Applicant is the owner of the Property. The Property is located in the R-2 Single Family Residential District which is designed for single family residential use.

2. The Applicant has submitted satisfactory evidence of having given statutory notice pursuant to N.J.S.A. 40:55D-12.

3. The Applicant submitted the requisite Application, dated July 27, 2017, along with a plan prepared by Edward A. Easse, dated May 19, 2017. Edward Easse, was duly sworn as a witness and qualified as an expert in both Architecture and Professional Planning. The Board is satisfied with his testimony and so finds that this proposal will not further encroach beyond the existing side yard setbacks, except for an approximate two foot cantilever on the north side, at the second story. The rear yard setback variance is created by operation of law once the existing detached garage is attached upon construction. The rear yard setback does not change from its existing condition

4. Relief exists pursuant to N.J.S.A. 40:55D-70(c)(1) which requires that the Applicant, in order to demonstrate hardship, must show that, due to an existing condition relating to a specific piece of property or the structures lawfully existing thereon, the strict application of the zoning ordinance in question would result in undue hardship upon the developer warranting a variance from the regulation in question. This is known as a hardship or "C1" variance.

5. In this instance, the Applicant has demonstrated that due to the existing conditions of the property, the type, location and size of the home and garage, the strict application of the particular regulations of the Borough of Hawthorne Zoning Ordinance would be an undue hardship upon the Applicant. The Board further finds that requested variance does not pose a substantial detriment to the public good and does not substantially impair the purpose and intent of the Borough of Hawthorne Zone Code or Zone Plan.

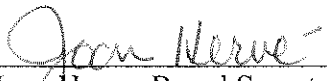
6. In reviewing the Application, evidence and testimony, the Board further finds that the variance requested by the Applicant can be granted in this instance. The Applicant has demonstrated that the proposed structure will be consistent with the existing character of the neighborhood and will promote the purposes of zoning set forth at N.J.S.A. 40:55D-2. The Board in this instance finds that the benefits to be derived from the granting of the variance requested outweigh any possible detriment resulting from the approval of the variances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the Borough of Hawthorne that the Application of Alvaro and Ericka Castillo with respect to the Property, requesting variance relief as set forth above, be and is APPROVED for the requested side yard (single and combined) setback and rear yard setback variances enumerated above, subject to the terms and conditions hereinafter set forth:

1. The foregoing findings of fact and conclusions of law are incorporated herein as if set forth at length.
2. The Applicant shall obtain approval from all other governmental agencies having jurisdiction over the subject Application and development, if any.
3. The Applicant shall pay all fees due and owing to the Borough of Hawthorne, including the posting of any application fees, review fees, inspection fees and/or escrow fees which may be due, prior to the issuance of any building permits.
4. The Applicant shall comply with all applicable rules, regulations, ordinances and statutes of the Borough of Hawthorne, County of Passaic and State of New Jersey with regard to the application.

The undersigned certifies that the within Resolution was adopted by the Board and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on September 18, 2017.

  
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Raymond Hallock, Chairman

  
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Joan Herve, Board Secretary

OFFERED BY: De Ritter  
SECONDED BY: Schroter  
VOTE: Ayes: Y (1)  
Nays: 0