

**TOWNSHIP OF**  **LIVINGSTON**

357 South Livingston Avenue • Livingston, New Jersey 07039  
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**ZONING BOARD OF ADJUSTMENT SPECIAL MEETING**

**March 14, 2006**

Council Chambers – 7:00 p.m.

**This agenda is for information only and may change prior to the actual meeting**

1. Variance

Block: 1602; Lot: 59

45 Elmwood Drive

Application No. 2005-66-V (Deemed Complete on 1/5/06)

Thomas & Deborah Leslie

R-4 Zone

The applicant is proposing to construct a 2-story addition and rear deck. Minimum front yard 40 ft required, 31 ft proposed Violation of Section 170-99 C (2)

Side Yard 10 ft required, 6.5 ft proposed, Violation of Section 170-99 C (3)

Rear Yard 35 ft required, 9 ft proposed Violation of Section 170-99 C (4)

Assessory Building 10 ft required, 1 ft proposed Violation of Section 170-87 E (1) (d) (4)

2. Variance

Block: 2902; Lot: 24

81 Sycamore Avenue

Application No. 2005-67-V (Deemed Complete on 1/5/06)

Mr. & Mrs. Jacob

R-3 Zone

This applicant is proposing to construct a 2-story addition. Minimum Front Yard of 50 ft required, 37 ft proposed, Violation of Section 170-98 C (2)

Side Yard 21.5 ft required, 20.3 ft proposed Violation of Section 170-98 C (3)

Rear Yard 40 ft required, 13.7 ft proposed Violation of Section 170-98 C (4)

3. Continued Hearing

Block: 6701; Lot: 9

7 Huntington Drive

Application No. 2005-45-V (Deemed Complete on 9/16/05)

Nancy Lefkowitz

R-1 Zone

The applicant proposes to build an additional detached 2-car garage and pool cabana. Violation of Section 16-84(h)j-1 which limits the number of garage spaces to three. Additional garages would now

total four (4). Also, application is in violation of accessory structures in rear yard. The structure will be in the side yard violating Section 16-84(e)I-V; all accessory structures must be in rear yard.

4. Variance

Block: 4007; Lot: 14  
42 Mount Haven Drive  
Application No. 2005-69-V  
William & Donna McDonald

R-4 Zone

Applicant proposes to construct a 21ft above ground pool with an attached deck. Minimum rear yard 35 ft required, 23 ft proposed; 12 ft variance requested. Aggregate side yard 23.7 ft required, 20.03 ft proposed; 3.67 ft variance requested.

5. Variance

Block: 4001; Lot: 8  
13 N. Cedar Parkway  
Application No. 2005-59-V  
Andrew & Susan Nardone

R-4 Zone

Applicant proposes to construct an addition to the side and rear of the property. Minimum side yard 10ft required, 5 ft proposed; 5ft variance requested. Rear yard setback 35 ft required, 10ft proposed; 25ft variance requested. Front yard setback 50ft required, 35.8 ft proposed; 4.2 ft variance requested.

6. Variance

Block: 2902; Lot: 10  
31 Oakwood  
Application No. 2005-70-V  
Kenneth & Jeannette Edler

R-3 Zone

Applicant proposes to construct a 2-story addition violation of Section 170-98-C(2) and section 170-98-C(3) minimum front yard setback 50 ft required, 29.9 ft proposed; 20.1 ft variance requested. Side yard setback 10ft required, 9.3 ft proposed; 0.7 ft variance requested. Aggregate side yard setback 15 ft required, 13.9 ft proposed; 1.1 ft variance requested.

7. Variance

Block  
36 Lee Road  
Application No. 2005-71-V  
Donald & Rae Wiedman

R-3 Zone

Applicant proposes 2<sup>nd</sup> floor addition to rear and 1-story addition to the rear violation of Section 170-98-C(2) minimum front yard 50 ft required 29 ft proposed; 21 ft variance requested. Violation of Section 170-98-C(3) minimum side yard 10ft required, 7.7 ft proposed; 2.3 ft variance requested. Aggregate side yard, violation of Section 170-98-C(3) 22.5ft required, 12.18/19.98 ft proposed; 10.32/2.52 variance requested.

8. Variance  
Block: 7500; Lot: 36  
33 Chestnut Street  
Application No. 2005-73-V  
Mark Teitelbaum

R-1 Zone

Applicant proposes to construct a new single-family house. Violation of Section 170-96-C(2) minimum front yard 75 ft required, 53 ft proposed; 22 ft variance requested. Violation of Section 170-96-C(3) rear yard 75ft required, 50 ft proposed; 25 ft variance requested.

9. Variance  
Block: 1306; Lot: 18  
61 N. Ashby Avenue  
Application No. 2005-74-V  
Schneur & Toba Grossbaum

R-4 Zone

Applicant proposes 2-floor addition with ramp. Violation of Section 170-99-C(2) minimum front yard 40 ft required, 17.06 ft proposed; 17.04 ft variance requested. Violation of Section 170-87-L(1)d corner lot setback 35 ft required, 14.24 proposed; 20.76 variance requested.

10. Variance  
Block: 4305; Lot: 10  
6 Macopin Drive  
Application No. 2005-76-V  
Agostino Savino

R-4 Zone

Applicant seeks approval for a 2<sup>nd</sup> floor addition, and garage addition. Violation of Section 170-99-C (3) Minimum side yard 10 ft required, 5.02/9.21 ft proposed; 4.98/0.79 ft variance needed. Aggregate side yard 30% required, 20% proposed; 10% side yard aggregate variance needed.

11. Variance  
Block: 2003; Lot 14  
12 Tuxedo Drive  
Application No. 2006-3-V  
John & Melissa Caruso

R-3 Zone

Applicant proposes to construct first floor addition to rear and side. Violation of Section 170-87-L(c) corner lot 40 ft required, 26.2 ft proposed; 13.8 ft variance requested.

12. Variance  
Block: 2701; Lot: 20  
28 Swan Road  
Application No. 2006-4-V  
Marie Eagan

R-4 Zone

Applicant proposes to construct a first floor addition with bathroom. Violation of Section 170-99-C(4) minimum rear yard 35 ft required, 29 ft proposed; 6ft variance requested.

13. Variance  
Block: 1510; Lot: 17  
28 Maplewood Drive  
Application No. 2006-6-V  
Denise DeVita

R-4 Zone

Applicant proposes to construct a 18x12 addition to the rear of the property. Violation of Section 170-99-C(4) minimum rear yard 35 ft required, 26 ft proposed; 9 ft variance requested.

14. Variance  
Block: 4200; Lot: 53  
96 Belmont Drive  
Application No. 2006-7-V  
Roy Wan Hui & Judy King

R-4 Zone

Applicant proposes to construct a rear addition. Violation of Section 170-87-L(1)d minimum corner lot setback 35 ft required, 14.80 ft proposed; 20.20 ft variance required.

15. Variance  
Block: 4503; Lot: 7  
100 Kimball Avenue  
Application No. 2006-8-V  
Marc & Maria Abeles

R-4 Zone

Applicants proposes to construct 2<sup>nd</sup> floor addition. Violation of Section 170-99-C(2) minimum front yard setback 40 ft required, 35.6 ft proposed; 4.4ft variance required. Section 170-99-C(3) minimum side yard 10 ft required, 6 ft proposed; 4 ft variance requested. Section 170-99-C(3) aggregate side yard 21 ft required, 19 ft proposed; 2 ft variance requested.

Jackie Hollis  
Zoning Board Secretary