

TOWNSHIP OF  **LIVINGSTON**

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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETING**

April 22, 2008

Conference Meeting – **7:15p.m.**
Regular Meeting – 7:30 p.m.

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

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Approval of Minutes – March 25, 2008
4. Approval of Memorializing Resolutions:

Destiny Enterprise – 111 Dorsa Ave. – Application No. 2006-24-PFSPV
Todd Schragen – 381 Walnut Street – Application No. 2007-51-V
Universal Institute – 195 W. Mt. Pleasant Ave. – Application No. 2008-4-V
Taiek Kim – 7 Tower Road – Application No. 2007-64-V
Phyllis Gracian – 41 Filmore Ave. – Application No. 2007-76-V
Weosong Xia & Qi Li – 40 Amelia Ave. – Application No. 2007-84-V
Mr. & Mrs. Nick Pollaro – 2 Hastings Lane – Application No. 2007-86-V

Regular Meeting Agenda

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call

- 1. Continued Hearing
Variance
Block 105; Lot 3
321 Beaufort Avenue
Application No. 2007-42-V
Jason DiSarro

R-2 Zone

Applicant proposes to demolish existing home and construct new house Violation of Section 170-97-C(2) Minimum Front Yard Setback (60' required, 30' proposed; 30' variance requested) Violation of Section 170-97-C(4) Minimum Rear Yard Setback (50' required' 19' proposed; 31' variance requested) Violation of Ordinance 40-2006, 170-87-AA Habitable Floor Area (2,768 required, 3,928 sq. ft. proposed; 1,160 sq. ft variance requested)

PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE PREVIOUSLY DISTRIBUTED

- 2. Variance
Block 1001; Lot 44
7 Alcott Drive
Application No. 2007-69-V
Mary Kiernan

R-4 Zone

Applicant proposes to construct a 2nd floor addition Violation of Habitable Floor Area (2800 sq. ft allowed, 3550.7 sq. ft proposed; 750.7 sq. ft variance requested) Maximum Floor Area Ratio (28% allowed, 30.5% proposed; 2.5% variance requested) Violation of Section 170-99-C(2) Minimum Front Yard Setback (40' required, 30.99 ' proposed; 9.01' variance requested)

- 3. Variance
Block 4000; Lot 6
30 Harvest Lane
Application No. 2007-75-V
Mr. & Mrs. Levine

R-4 Zone

Applicant proposes to construct a 2nd story addition Violation of Habitable Floor Area (2800 sq. ft allowed, 3427 sq. ft proposed; 627 sq. ft. variance requested) Maximum Floor Area Ratio (28% allowed, 31.1% proposed; 3.1% variance requested) Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' required, 32.6' proposed; 2.4' variance requested) Section 170-87-E(b)(d) Accessory Building Setback (10' required, 8' proposed; 2' variance requested) Setback from rear lot line (5' allowed, 2' proposed; 3' variance requested)

4. Variance
Block 7300; Lot 37
4 Harvard Place
Application No. 2007-77-V
Daniel Gutkin

R-1 Zone

Applicant proposes to construct a new single family residence Violation of Maximum Habitable Floor Area Ratio (15% allowed, 17.8% proposed; 2.8% variance requested)

5. Variance
Block 1603; Lot 29
72 Elmwood Drive
Application No. 2007-87-V
Beth Pignatello & Peter Kuzmiskas

R-4 Zone

Applicant proposes to construct a 2nd and 3rd floor addition Violation of Maximum Habitable Floor Area (2450 sq. ft allowed, 5390 sq. ft proposed; 2940.7 sq. ft variance requested) Floor Area Ratio (28% allowed; 61.6% proposed; 33.6% variance requested) Section 170-99-C(2) Minimum Front Yard Setback (40' allowed, 35.8' proposed; 4.2% variance requested) Minimum Side Yard Set (10' allowed, 5.8' propose; 4.2' variance requested) Side Yard Aggregate (21' allowed, 19.1' proposed; 1.9' variance requested)

6. Variance
Block 4704; Lot 10
29 Bennington Road
Application No. 2008-2-V
Paul J. Beuchel

R-4 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-99-C(4) Minimum Rear Yard Setback (35' required, 21.66' proposed; 13.34' variance requested)

7. Variance
Block 1407; Lot 2
9 Dorothy Avenue
Application No. 2008-8-V
Irina Baksht

R-4 Zone

Applicant proposes to construct an addition Violation of Section 170-C(4) Minimum Rear Yard Setback (35' required, 22.5' proposed; 12.5' variance requestd)

Jackie Coombs-Hollis
Zoning Board of Adjustment