

**TOWNSHIP OF**  **LIVINGSTON**

357 South Livingston Avenue • Livingston, New Jersey 07039  
Office 973-535-7954 – Fax 973-992-1016

**ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING – 7:00 pm**

May 13, 2008

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

Special Meeting Agenda

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

1. Variance  
Block 3900; Lot 102  
59 Mounthaven Drive  
Application No. 2008-1-V  
David & Lois Drankikoft

R-4 Zone

Applicant proposes to construct a deck Violation of Section 170-99-C(3) Minimum Side Yard Setback (10' required, 7.7' proposed; 2.3' variance requested) Aggregate Side Yard (21' required, 16.2' proposed; 4.8' variance requested).

**PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE PREVIOUSLY DISTRIBUTED.**

2. Variance  
Block 4504; Lot 8  
59 Hazelwood Avenue  
Application No. 2008-5-V  
Peter Kilelee

R-4 Zone

Applicant proposes to place a shed on the property Violation of Section 170-87-L(2)d Minimum Setback (20' required, 1' proposed; 19' variance requested)

3. Variance  
Block 2004; Lot 11  
12 Troy Drive  
Application No. 2008-7-V  
Scott & Terry Arons

R-3 Zone

Applicant proposes to construct a raised patio Violation of Section 170-98-C(4)  
Minimum Rear Yard Setback (40' required, 17' proposed; 23' variance requested)

4. Variance  
Block 3809; Lot 30  
38 West Cedar Street  
Application No. 2008-9-V  
Mary E. McCormick

R-4 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-99-C(3)  
Minimum Side Yard Setback (10' required, 7.42' proposed; 2.58' variance requested)  
(8.24' proposed; 1.76' variance requested)

5. Variance  
Block 801; Lot 8  
39 No. Hillside Avenue  
Application No. 2008-3-V  
Keith Mendelson

R-2 Zone

Applicant proposes to construct a 2<sup>nd</sup> story addition Violation of Section 170-97-C(2)  
Minimum Front Yard Setback (60' required, 56' proposed; 4' variance requested)  
Maximum Habitable Floor Area (4870 sq. ft allowed, 5270 sq. ft proposed; 400 sq. ft  
variance requested) Floor Area Ratio (18% allowed, 19% proposed; 1% variance  
requested)

6. Variance  
Block 1504; Lot 8  
9 Garnet Terrace  
Application No. 2008-10-V  
Mihir J. Shah

R-4 Zone

Applicant proposes to construct a 2-story addition Violation of Habitable Floor Area  
(2800 sq. ft allowed, 3331 sq. ft proposed; 531 sq. ft variance requested) Floor Area  
Ratio (28% allowed, 30% proposed; 2% variance requested)

7. Variance  
Block 902; Lot 22  
10 No. Ridge Road  
Application No. 2008-11-V  
Josh Stein

R-4 Zone

Applicant proposes to construct a 2<sup>nd</sup> floor addition Violation of Maximum Habitable Floor Area (2800 sq. ft allowed, 3143 sq. ft proposed; 343 sq. ft variance requested) Violation of Section 170-99-C(2) Front Yard Setback (40' required, 37' proposed; 3' variance requested) 170-99-C(4) Rear Yard Setback (35' required, 13' proposed; 22' variance requested).

Jackie Coombs-Hollis  
Zoning Board of Adjustment