

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

May 22, 2007

Conference Meeting – 7:00 p.m.
Council Chambers – 7:30 p.m.

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

Conference Meeting

Review of Zoning Officer's Setback Calculations

1. Variance

Block 2804; Lot 4
13 Boynton Avenue
Application No. 2006-105-V
Mr. & Mrs. Douglas Harte

R-3 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-98-C(3)
Minimum Side Yard Setback (10' required, 7.3' proposed; 2.7' variance requested)
Combined Side Yard Setback (27.9' required, 26.9' proposed; 1' variance requested)

2. Variance

Block 5100; Lot 2
287 Hillside Avenue
Application No. 2007-14-V
Ralph J. Rivera

R-3 Zone

Applicant proposes to construct a 1-story addition Violation of Section 170-98-C(2)
Minimum Front Yard Setback (50' required, 11.71' proposed; 38.3' variance requested)
Minimum Rear Yard Setback (40' required, 39' proposed; 1' variance requested).

3. Preliminary and Final Site Plan
Block 7300; Lots 5 & 6
94 Old Short Hills Road
Application No. 2007-22-PFSPV
St. Barnabas Hospital

R-1 Zone

Applicant proposes to construct a 5,200 square foot addition over an existing loading dock and boiler room. The addition will house a surgical center with offices, exam rooms, and a conference room. The applicant also proposes to re-stripe the existing parking area in four (4) locations to generate 15 new parking spaces.

4. Preliminary and Final Site Plan
Block 700; Lot 38
200 West Mount Pleasant Avenue
Application No. 2006-101-PFSP
St. Mary's Armenian Church

R-2/R-4 Zone

Applicant proposes to construct a 2-story 3,159 square foot addition to the existing church. Applicant also proposes to expand and reconfigure the existing parking area, increasing the number of parking spaces from 69 to 72 spaces.

Jackie Coombs-Hollis
Zoning Board Secretary