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

May 25, 2010

Conference Meeting – **7:15 p.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 – April 27, 2010
4. New Business
5. Approval of Memorializing Resolutions:
 - Robert & Nicole Zeuner – Application No. 2010--V
 - Sonal & Vineet Batra – Application No. 2010-9-V
6. Adjournment

Regular Meeting Agenda

Call to Order
Statement of Compliance with Open Public Meetings Act
Roll Call

1. Variance
Block: 900; Lot: 38
41 Bryant Drive
Application No. 2010-18-V
Adam Malkin R-4 Zone

Applicant proposes an addition to a single family residence. Violation of the following sections:

- 170-99C(3) Side Yard Setback (10' required, 9' proposed; 1' variance requested)
- 170-99C(3) Side Yard Aggregate (23.4' required, 19.52' proposed; 3.88' variance requested)

2. Variance
Block: 1700; Lot: 44
41 McCall Avenue
Application No. 2010-19-V
Rong Xin Zhuang R-4 Zone

Applicant proposes to construct new front and side entrance landing & steps. Violation of the following sections:

- 170-87L(1)(a) Corner Lot Side Street Setback (35' required, 16.5' proposed; 18.5' variance requested)
- 170-99C(2) Front Yard Setback (40' required, 20' proposed; 20' variance requested)

3. Variance (*Adjourned from 11/24/09, 1/26/10, 3/23/10 & 4/27/10*)

Block: 6800; Lot: 40
159 Hobart Gap Road
Application No. 2009-47-V
Steven & Nina Goldman

R-1 Zone

Applicant proposes to maintain fence, deck and accessory structure in the side yard of a single family residence. Violation of the following sections:

- 170-91B(2)(b) Corner Lot/Side Yard Fences (48" height allowed, 72" height proposed; 24" variance requested)
- 170-91B(2)(b) Front Yard & Corner Lot/Side Yard Fences (50% open required; closed variance requested)
- 170-91B(5) Fences Facing a Street or any Public Right-of-way must be screened by evergreen plantings.
- 170-96C(3) Side Yard Setback (15' required, 13' proposed; 2' variance requested)
- 170-87E(1)(d) Accessory Structure Setback (10' required, 1.65' proposed; 8.35' variance requested).

4. Variance (*Continued Hearing from 3/23/10 & 4/27/10*)

Block: 4403; Lot: 34
30 Amherst Place
Application No. 2010-7-V
Carlos Rodrigues

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback (40' required, 15' proposed; 20' variance requested)
- 170-99C(3) Side Yard Aggregate (22.5' required, 15.68' proposed; 6.82' variance requested)
- 170-91B(2)(c) Retaining Wall Front Yard Setback (20' required, -2' proposed; 22' variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 36.8% proposed; 8.8% variance requested)

5. Variance (*Continued Hearing from 3/23/10 & 4/27/10*)

Block: 3806; Lot: 13
42 Virginia Avenue
Application No. 2010-2-V
Nilesh Patel

R-4 Zone

Applicant proposes to construct a single family residence. Violation of the following sections:

- 170-99C(3) Side Yard Setback (10' required, 5.2' proposed; 4.8' variance requested)
- 170-99C(3) Side Yard Aggregate (15' required, 10.4' proposed; 4.6' variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 34.93% proposed; 6.93% variance requested)

6. Variance (*Continued Hearing from 4/27/10*)

Block: 3806; Lot: 12
40 Virginia Avenue
Application No. 2010-1-V
Himanshu & Priti Shah

R-4 Zone

Applicant proposes to construct a single family residence. Violation of the following sections:

- 170-99C(3) Side Yard Setback (10' required, 5' proposed; 5' variance requested)
- 170-99C(3) Side Yard Aggregate (15' required, 10' proposed; 5' variance requested)
- 170-87AA(4) Habitable Floor Area (2,800 SF allowed, 2,891 SF proposed; 91 SF variance requested)
- 170-87BB(4) Habitable Floor Ratio (28% allowed, 36.14% proposed; 8.14% variance requested)

Adjournment