

TOWNSHIP OF  **LIVINGSTON**

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING

July 24, 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

1. Extension of Approval
Block 3502; Lot 67
83 East Cedar Street
Application No. 2004-2-V
Tracy Carras

R-4 Zone

2. Continued Hearing
Variance
Block 7500; Lot 21
43 Chestnut Street
Application No. 2007-6-V
Paul F. Gelenitis

R-1 Zone

Applicant proposes to construct an addition Violation of Section 170-87-L-2-A Corner Lot Setback (37.5' required; 10.05' proposed). Violation of Section 170-96-C-2 Minimum Front Yard Setback (75' required, 33.5' proposed; 41.5' variance requested) Violation of Section 170-96-C-3 Minimum Side Yard Setback (15' required. 5' proposed; 10' variance requested)

PLEASE NOTE: THE MATERIALS FOR THIS APPLICATION WERE DISTRIBUTED FOR THE APRIL 24, 2007 AGENDA.

3. Variance
Block 3000; Lot 25
7 South Baums Court
Application No. 2007-32-V
Yongchu Song & min Huang

R-3 Zone

Applicant proposes to construct a second story addition Violation of Section(s) 170-87-L(c) Corner Lot Setback (40' required, 29.52' proposed; 10.48' variance requested) 170-98-C(2) Minimum Front Yard Setback (50' required, 30.31' proposed; 19.69 variance requested) 170-98-C(3) Minimum Side Yard Setback (10' required, 9.58' proposed; 0.42' variance requested) 170-98-C(4) Minimum Rear Yard Setback (40' required, 35.5' proposed; 4.5' variance requested) Violation of Ordinance #40-2006 Habitable Floor Area (2100 sq. ft allowed, 2928 proposed; 828 sq. ft. variance requested)

4. 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 requestd) 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)

5. Preliminary and Final Site Plan/Variance
Block 6503; Lot 8
283 South Orange Avenue
Application No. 2006-32-PFSPV
Frances & Mary Anerousis

R-1 Zone

Applicant proposes to establish a home medical office Violation of Section 170-96-A(2)a[2] that permits a medical office in the home to a maximum of 750 sq. ft. Applicant proposes 1300 sq. ft. Additional variances are required.

Jackie Coombs-Hollis
Zoning Board Secretary