

August 10, 2005

## ZONING BOARD OF ADJUSTMENT REGULAR MEETING August 23, 2005

Conference Room – 7:15 PM  
Council Chambers – 7:30 PM

1. Continued Hearing

Variance

Block: 3901; Lot: 41

15 Edgemere Road

Application No. 2004-73-V

Keith & Michelle Lelia

R-4 Zone

The applicants propose to maintain an existing space, which had been illegally converted from an attached garage to living space. Violation of Section 16-84(i) - One garage space required.

2. Continued Hearing

Variance

Block: 2502; Lot: 63

9 Alpine Way

Application No. 2005-19-V

David & Jaclyn Kuznick

R-3 Zone

The applicants propose to construct a 20' X 29' 10" two-story addition onto the side of a single-family residence. Violations of Section 16-91(c)2 - Minimum Front Yard setback (50' required; 34' proposed; 16' variance requested), and Section 16-91(c)4 - Minimum Rear Yard setback (40' required; 12' proposed; 28' variance requested)

3. Variance

Block: 3302; Lot: 16

14 Consul Road

Application No. 2004-87-V

Michael & Lauri Brown

R-3 Zone

The applicants propose to construct a 22'6" X 34'8" rear addition onto a single-family residence on a corner lot, to be used for an indoor swimming pool.. Violation of Section 16-91(c)4 - Minimum rear yard setback (40' required; 12' proposed; 28' variance requested).

4. Variance

Block: 1005; Lot: 24

15 Riker Hill Road

Application No. 2005-22-V

Richard M. DeMaio

R-4 Zone

The applicant proposes to construct a 20'4" X 29'10" second-floor addition and a 19' X 30'2" side addition onto a single-family residence. Violations of Section 16-92(c)2 - Minimum front yard setback (40' required; 30' proposed; 10' variance requested) and Section 16-92(c)3 - Minimum aggregate side yard setback (30% of lot width or 25.5' required; 21.59' proposed; 3.91' variance requested).

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5. Variance

Block: 3601; Lot: 21

13 Ridgewood Drive

Application No. 2005-23-V

Eleonora Lvov

R-4 Zone

The applicant proposes to construct a 20' X 31.9' second-floor addition and a 21' X 29'3" rear deck onto a single-family residence. Violations of Section 16-92(c)3 – Minimum Side Yard setback (10' required; 9.55' proposed; 0.45' variance requested) and Minimum Aggregate Side Yard setbacks (30% of lot width or 30' required; 25' proposed; 5' variance requested); and Section 16-92(c)4 – Minimum Rear Yard setback (35' required; 30' proposed; 5' variance requested).

6. Variance

Block: 6001; Lot: 89

32 Baker Road

Application No. 2005-24-V

Aleksandr Peker

R-2 Zone

The applicant proposes to construct a 10' X 14' rear deck onto a single-family residence. Violation of Section 16-90(c)4 – Minimum rear yard setback (50' required; 39' proposed; 11' variance requested).

7. Variance

Block: 1510; Lot: 10

12 Maplewood Drive

Application No. 2005-26-V

William Mount

R-4 Zone

The applicant proposes to construct a two-story front addition, a 30'1" X 50'11.25" second-floor addition, and a 15'11.5" X 31'9" one-story rear addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 25.4' proposed; 14.6' variance requested) and Section 16-92(c)3 – Minimum aggregate side yard setbacks (30% of lot width or 30' required; 19.7' proposed; 11.3' variance requested).

8. Variance

Block: 3901; Lot: 103

170 Hillside Avenue

Application No. 2005-34-V

Salvatore Buono

R-3 Zone

The applicant proposes to construct an 18'6" X 19'6" sunroom onto the rear of a single-family residence. Violation of Section 16-91(c)4 – Minimum Rear Yard setback (40' required; 25' proposed; 15' variance requested)

9. Use Variance

Block: 5500; Lot: 5

271 West Northfield Road

Application No. 2005-25-V

New Cingular Wireless PCS, LLC

R-3 Zone

The applicant proposes to install wireless communications antennae in a new steeple of an existing house of worship. Violations of Section 16-85(3)(a) – Not a permitted use and Section 16-85(3)(ii) – Minimum setback to residential zone line (200' required) .

10. Adoption of Resolutions

Joseph J. Roberts, P.P.

Clerk, Zoning Board of Adjustment