

November 17, 2004

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

November 23, 2004

TENTATIVE AGENDA

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

1. Continued Hearing

Variance

Block: 1508; Lot: 20

26 Deerfield Road

Application No. 2003-95-V

Vincent McNany

R-4 Zone

The applicant proposes to construct a 22'1" X 21' deck onto the rear of a single-family residence. Violation of Section 16-92(c)3 – Minimum side yard setback (10' required; 5.9' proposed; 4.1' variance requested). **AT THE APPLICANT'S REQUEST, THIS MATTER WILL BE ADJOURNED TO THE DECEMBER 14, 2004 AGENDA.**

2. Variance

Block: 1509; Lot: 3

85 Fellswood Road

Application No. 2004-69-V

Steve Toma

R-4 Zone

The applicant proposes to construct a 10' X 12' unheated sunroom onto the rear of a single-family residence on a corner lot. Violation of Section 16-92(c)4 – Minimum rear yard setback (35' required; 20' proposed; 15' variance requested)

3. Variance

Block: 1604; Lot: 17

57 Melrose Drive

Application No. 2004-75-V

Patrick Fanning

R-4 Zone

The applicant proposes to construct a 12' X 40' one-story addition onto the rear of a single-family residence. Violation of Section 16-92(c)3 – Minimum aggregate side yard setbacks (30% of lot width or 22' required; 18.5' proposed; 3.5' variance requested).

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4. Variance

Block: 3402; Lot: 36
82 Springbrook Road
Application No. 2004-78-V
Jeffrey Ochital

R-3 Zone

The applicant proposes to remove an existing 14' X 20' enclosed porch and to construct a 20' X 25' 8" one-story rear addition onto a single-family residence. Violations of Section 16-91(c)4 - Minimum rear yard setback (40' required; 33' proposed; 7' variance requested).

5. Variance

Block: 4402; Lot: 11
14 Berkeley Place
Application No. 2004-70-V
Martin J. Friedman

R-4 Zone

The applicant proposes to construct a 10' X 27' 5" one-story rear addition and a 12' 4" X 20' 8" one-story side addition onto a single-family residence. Violations of Section 16-92(c)2 - Minimum front yard setback (40' required; 30.3' proposed; 9.7' variance requested) and Section 16-92(c)4 - Minimum rear yard setback (35' required; 25' proposed; 10' variance requested).

6. Use Variance

Block: 6300; Lot: 1
266 South Orange Avenue
Application No. 2004-71-V
Livingston Service Center LLC t/a Academy Exxon

B-1 Zone

The applicant proposes to convert a portion of an existing service station for use as a convenience store. Violations of Section 16-85(c)6 - Convenience store at Gasoline Filling Station not permitted. **AT THE APPLICANT'S REQUEST, THIS MATTER WILL BE ADJOURNED TO THE DECEMBER 14, 2004 AGENDA.**

7. Adoption of Resolutions

Joseph J. Roberts, P.P.
Clerk, Zoning Board of Adjustment