

November 20, 2003

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

November 25, 2003

TENTATIVE AGENDA

Council Chambers – 7:00 pm

PLEASE NOTE THE SPECIAL TIME OF THIS MEETING!

1. Continued Hearing

Preliminary and Final Site Plan, Use and Bulk Variances

Block: 107; Lots: 14 & 16

310 Eisenhower Parkway

Application No. 2002-43-PFSPV

Stephen W. Schwartz

R-4 Zone

The applicant proposes to construct a 14,353 sq.ft. two-story office building with 50 parking spaces. Violations of Section 16-92(a) - Not a permitted use and Section 16-92(c)(4) - Minimum REAR yard setback (35' required; 15' proposed; 20' variance requested).

2. Preliminary and Final Site Plan and Use Variance

Block: 1409; Lot: 10

6 West Mt. Pleasant Avenue

Application No. 2003-55-V

Cellular Telephone Company d/b/a AT&T Wireless

B Zone

The applicant proposes to install wireless communications antennae within an existing church steeple, with appurtenant equipment in an enclosed area outside the existing church. Violations of Section 16-85(1)(3)(ii)(b) - Maximum Antenna Height (43' permitted; 43' 2" proposed) and Section 16-85(1)(3)(ii)(c) - Minimum antenna setback to Residential Zone (200' required; 32' proposed).

3. Use Variance

Block: 6002; Lot: 1

112 Eisenhower Parkway

Application No. 2003-91-V

New York SMSA Limited Partnership d/b/a Verizon Wireless

D-S Zone

The applicant proposes to install wireless communications antennae and equipment on an existing shopping center. Violation of Section 16-85(1)(3)(ii)(b) - Maximum Antenna Height (15' above roof height or 50' permitted; 56' proposed).

4. Variance

Block: 3500; Lot: 6
17 Royal Avenue
Application No. 2003-76-V
Daniel J. Ernst

R-4 Zone

The applicant proposes to construct a 13' X 18' two-story rear addition onto a single-family residence. Violation of Section 19-92(c)3 – Minimum side yard setback (10' required; 4' proposed; 6' variance requested).

5. Variance

Block: 2902; Lot: 11
29 Oakwood Avenue
Application No. 2003-81-V
Lesley-Anne Hynes

R-3 Zone

The applicant proposes to construct a 6.5' X 7.5' front porch onto a single-family residence. Violations of Section 16-91(c)2 – Minimum front yard setback (50' required; 25' proposed; 25' variance requested) and Section 16-91(c)3 – Minimum side yard setback (10' required; 9' proposed; 1' variance requested).

6. Variance

Block: 7300; Lot: 8
2 Ross Road
Application No. 2003-92-V
Warren & Pamela Posner

R-1 Zone

The applicants propose to construct an 8' X 29.5' first floor addition and a 14' X 29.5' second floor addition onto the rear of an existing single-family residence. Violation of Section 16-89(c)4 – Minimum rear yard setback (75' required; 63.73' proposed; 11.27' variance requested).

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