

December 8, 2004

## ZONING BOARD OF ADJUSTMENT REGULAR MEETING

December 14, 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 has submitted "as-built" plans for a 26' 4" X 20' 11" deck constructed onto the side and 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).

2. Variance

Block: 3604; Lot: 8

14 Shadowlawn Drive

Application No. 2004-12-V

Sylvia & Martin Heller

R-3 Zone

The applicants propose to construct a 27' X 40' two-story addition, a 10' X 14' rear deck, and an 8' X 19' front deck onto a single-family residence. Violations of Section 16-91(c)2 – Minimum front yard setback (50' required; 40' proposed; 10' variance requested); Section 16-91(c)3 – Minimum side yard setback (10' required; 7.5' proposed; 2.5' variance requested) and Section 16-84(e) – Minimum accessory setback (5' required; 2' provided; 3' variance requested).

3. Variance

Block: 2700; Lot: 64

453 South Livingston Avenue

Application No. 2004-63-V

Nelson Rossi

R-4 Zone

Without the required Construction Permits, the applicant has constructed a 16' X 21' two-story addition onto a single-family residence, connecting it to a previously-detached garage. Applicant has also converted a portion of that garage to living space, and the survey shows other construction conditions not shown on prior surveys. Violation Number 20040004 issued January 7, 2004. Construction of addition violates Section 16-92(c)3 – Minimum side yard setback (10' required; 7.94' provided; 2.06' variance requested). Other construction may have created other violations.

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4. Variance

Block: 301; Lot: 48

68 Rockledge Drive

Application No. 2004-76-V

Debbie & Wayne Locke

R-2 Zone

AT THE APPLICANT'S REQUEST, THIS MATTER WILL BE CARRIED TO THE JANUARY 25, 2005 AGENDA

5. Variance

Block: 4000; Lot: 6

30 Harvest Lane

Application No. 2004-83-V

Caryn & Frank Levine

R-4 Zone

The applicant's propose to constuct a 7.5' X 19' one-story addition onto the rear of a single family residence. Violation of Section 16-92(c)4 - Minimum rear yard setback (35' required; 34' proposed; 1' 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.

7. Adoption of Resolutions

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