

December 4, 2003

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

December 9, 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. 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' one-story front addition and a 5' X 17'11" covered front porch onto a single-family residence. Violations of Section 19-91(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).

3. Variance
Block: 1101; Lot: 17
13 West McClellan Avenue
Application No. 2003-83-V
Jae Pyun

R-4 Zone

The applicant proposes to construct a 14' X 20' deck onto the rear of an existing single-family residence. Violation of Section 16-92(c)4 - Minimum rear yard setback (35' required; 32' proposed; 3' variance requested).

4. Variance

Block: 2804; Lot: 14
38 Billingsley Drive
Application No. 2003-84-V
Eric & Ruth Rosenman

R-3 Zone

The applicants propose to construct a 23' X 25' second-floor addition onto an existing single-family residence. Violation of Section 16-91(c)2 – Minimum front yard setback (50' required; 48' proposed; 2' variance requested).

5. Variance

Block: 101; Lot: 17
27 Woodland Terrace
Application No. 2003-85-V
Paul Marezky

R-3 Zone

The applicant proposes to construct a 24' X 39' second-floor addition onto an existing single-family residence. Violation of Section 16-91(c)2 – Minimum front yard setback (50' required; 34' proposed; 16' variance requested).

6. Variance

Block: 1507; Lot: 30
26 Elmwood Drive
Application No. 2003-89-V
Mark Glajchen

R-4 Zone

The applicant proposes to construct a 15' X 45'4" first-floor rear addition, a 12' X 33' second-floor addition, and a 10' X 21'4" rear deck onto an existing single-family residence. Violation of Section 16-92(c)3 – Minimum side yard setback (10' required; 7.2' proposed; 2.8' variance requested). **DUE TO DEFECTIVE NOTICE, THIS APPLICATION WILL BE CARRIED TO THE JANUARY 27, 2004 AGENDA.**

7. Variance

Block: -2901; Lot: 9
11 Sycamore Terrace
Application No. 2003-94-V
Ephraim Abam

R-3 Zone

The applicant proposes to construct a 12' X 36" first-floor side addition, and a 36'5" X 38'3" second-floor addition onto an existing single-family residence. Violation of Section 16-91(c)2 – Minimum front yard setback (50' required; 24.21' proposed; 25.79' variance requested).

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