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**ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETING**

December 8, 2009

Conference Meeting – **7:15 p.m.**
Regular Meeting – **7:30 p.m.**

This agenda is for information only and may change prior to the actual meeting.

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. New Business
4. Approval of Memorializing Resolutions:
 - Mr. & Mrs. Leechow – Application No. 2008-81-V
 - Ding Luo – Application No. 2009-30-V
 - David Chen – Application No. 2009-48-V
 - Jon-Marc & Donna Patton – Application No. 2009-52-V
 - Luis F. Farinas – Application No. 2009-54-V
 - Barry Pulver – Application No. 2009-57-V
 - Kevin Frerich – Application No. 2009-44-V
5. Adjournment

Regular Meeting Agenda

Call to Order
Statement of Compliance with Open Public Meetings Act
Roll Call

1. Variance (*Continued Hearing from 10/27/09*)
 - Block: 5005; Lot: 15
 - 38 Wychwood Road
 - Application No. 2009-53-V
 - Nancy Park

R-3 Zone

Applicant proposes to construct new fence. Violation of the following sections:

- 170-91B(3)(c) Corner Lot Fence (48" allowed, 60" proposed; 12" variance requested)
- 170-91B(3)(c) Corner Lot Fence (50% open required, closed fence variance requested)
- 170-91B(7) Corner Lot Fence Setback (3' required, 0' proposed; 3' variance requested)

2. Variance

Block: 4701; Lot: 2
8 Winchester Road
Application No. 2009-59-V
Andrew & Carmela Ullman

R-4 Zone

Applicant proposes to construct an addition to a single family residence. Violation of the following sections:

- 170-99C(2) Front Yard Setback (40' required, 36.3' proposed; 3.7' variance requested)
- 170-99C(3) Side Yard Setback (10' required, 6' proposed; 4' variance requested)
- 170-99C(3) Side Yard Aggregate (18' required, 13.7' proposed; 4.3' variance requested)

3. Variance

Block: 4800; Lot: 12
16 Collins Terrace
Application No. 2009-61-V
About Dawli

R-4 Zone

Applicant proposes to construct a rear yard fence. Violation of the following section:

- 170-91B(4)(b) Fence Height (6' allowed, 10' proposed; 4' variance requested)

4. Variance

Block: 2100; Lot: 68.14
41Lafayette Drive
Application No. 2009-66-V
Sunset Ridge Developers, LLC

R-1 Zone

Applicant proposes to construct a decorative landscaping wall in the front of the property. Violation of the following sections:

- 170-91B(2)(c) Decorative Walls Setback (20' required, 2' proposed; 18' variance requested)
- 170-91B(2)(c) Decorative Wall Height (18" allowed, 24" proposed; 6" variance requested)

5. Variance

Block: 2100; Lot: 68.16
5 Jason Lane (49 Lafayette Drive)
Application No. 2009-67-V
Sunset Ridge Developers, LLC

R-1 Zone

Applicant proposes to construct a decorative landscaping wall in the front of the property. Violation of the following sections:

- 170-91B(2)(c) Decorative Walls Setback (20' required, 2' proposed; 18' variance requested)
- 170-91B(2)(c) Decorative Wall Height (18" allowed, 24" proposed; 6" variance requested)

6. Variance

Block: 6400; Lot: 34
9 Camelot Drive
Application No. 2009-70-V
Brian & Joy Bushwell

R-1 Zone

Applicant proposes to construct a new single family residence. Violation of the following sections:

- 170-87AA(1) Habitable Floor Area (6,200 SF allowed, 6,217 SF proposed; 17 SF variance requested)
- 170-87BB(1) Habitable Floor Ratio (15% allowed, 17.6% proposed; 2.6% variance requested)

Adjournment