

February 18, 2004

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

February 24, 2004

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: 1005; Lot: 8
67 Bryant Drive
Application No. 2003-87-V
George & Sandra Dinar

R-4 Zone

The applicants propose to construct an 8' X 8'8" front portico onto a single-family residence. Violations of Section 19-92(c)2 - Minimum front yard setback (40' required; 28' proposed; 12' variance requested).

3. 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).

4. Variance

Block: 2804; Lot: 3
15 Browning Drive
Application No. 2003-98-V
Boris Levshhteyn

R-3 Zone

The applicant proposes to construct an 11'X 32'7" attached garage and a 13'7" X 28'3" second floor addition onto a single-family residence on a corner lot. Violation of Section 16-91(c)2 – Minimum front yard setback (50' required; 43'4" proposed; 6'8" variance requested) and Section 16-84(l) – Minimum side street setback (40' required; 32' proposed; 8' variance requested).

5. Variance

Block: 1503; Lot: 2.01
27 Glendale Avenue
Application No. 2003-99-V
Himanshu & Rupal Shah

R-4 Zone

The applicants propose to construct a 12' X 36' sunroom onto the rear of an existing single-family residence. Violation of Section 16-92(c)4 – Minimum rear yard setback (35' required; 30' proposed; 5' variance requested).

6. Variance

Block: 2102; Lot: 35
29 Shrewsbury Drive
Application No. 2003-100-V
Akiva & Barbara Zohar

R-3 Zone

The applicants propose to construct an 18' X 36'4" one-story rear addition onto a single-family residence. Violation of Section 16-91(c)4 – Minimum rear yard setback (40' required; 22.5' proposed; 18.5' variance requested).

7. Variance

Block: 4304; Lot: 3
61 Irving Avenue
Application No. 2003-101-V
William & Diane Egner

R-4 Zone

The applicants propose to construct a 14' X 14.5' second-floor addition onto an existing single-family residence on a corner lot. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 25' proposed; 15' variance requested) and Section 16-84(l) – Minimum side street setback (20' required; 12.55' proposed; 7.45' variance requested)..

8. Variance

Block: 4703; Lot: 18
20 Midway Drive
Application No. 2003-102-V
Michael & Donna Thompson

R-4 Zone

The applicants propose to construct 6'10" X 32'2" and 10'5" X 20'2" second floor additions onto an existing single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 23' proposed; 17' variance requested) and Section 16-92(c)3 – Minimum side yard setback

(10' required; 6.56' proposed; 3.44' variance requested) and Minimum aggregate side yard setbacks (30% of lot width or .19.2' required; 18.17' proposed; 1.03' variance requested).

9. Variance

Block: 3808; Lot: 12
32 Wilson Terrace
Application No. 2003-103-V
Barry & Suzanne Bambo

R-4 Zone

The applicants propose to construct 14'4" X 32'4" and 5'6" X 10'8" first floor additions and a 13'2" X 27' second floor addition onto an existing single-family residence. Violations of Section 16-92(c)2 - Minimum front yard setback (40' required; 36' proposed; 4' variance requested) and Section 16-92(c)3 - Minimum side yard setback (10' required; 6' proposed; 4' variance requested) and Minimum aggregate side yard setbacks (30% of lot width or 20' required; 14' proposed; 6' variance requested).

10. 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).

11. Variance

Block: 5003; Lot: 6
5 Stony Hill Place
Application No. 2003-105-V
Xilin Zhao & Jun Zhang

R-4 Zone

The applicants propose to construct a 16' X 25' addition onto the side of an existing single-family residence. Violation of Section 16-92(c)3 - Minimum side yard setback (10' required; 7.8' proposed; 2.2' variance requested).

12. Variance

Block: 4603; Lot: 23
44 Winchester Road
Application No. 2003-106-V
Patrick & Alison Thompson

R-4 Zone

The applicants propose to construct a 16' 4" X 21' one-story rear addition and 2'10" X 32' 1" and 6' X 16' 8" second-floor additions onto an existing single-family residence on a corner lot. Violations of Section 16-84(l) - Minimum side street setback (20' required; 17.3' proposed; 2.7' variance requested) and Section 16-92(c)3 - Minimum side yard setback (10' required; 3.5' proposed; 6.5' variance requested).

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