

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
June 24, 2003
TENTATIVE AGENDA

Conference Meeting – Conference Room – 7:15 pm
Regular Meeting - Council Chambers – 7:30 pm

Conference Meeting Items:

1. Adoption of Minutes – March 25, 2003 Meeting

Regular Meeting Items:

1. Continued Hearing

Variance

Block: 1101; Lot: 38

22 Bryant Drive

Application No. 2003-12-V

James & Phyllis Walsh

R-4 Zone

The applicants propose to construct a 14' 4" X 34' one-story side addition onto a single-family residence. Violations of Section 16-92(c)(3) – Minimum side yard setback – (10' required; 6.91' proposed; 3.09' variance requested) and Minimum aggregate side yard setbacks (30% of lot width or 22.2' required; 16.23' proposed; 5.97' variance requested).

2. Continued Hearing

Appeal from the Denial for Business Registration

Block: 3302; Lot: 18

55 North Baums Court

Application No. 2003-45-A

Video Savers, Inc.

R-3 Zone

The applicant is appealing the decision of the Planning Director in denying a Residence-Based Business Registration to a business involved in the transferring of data from one form to another.

3. Variance

Block: 3203; Lot: 26

23 Maple Avenue

Application No. 2003-44-V

Allan Feid, Jr.

R-3 Zone

The applicant has withdrawn the Application for a Certification of Non-Conforming Use, and proposes to construct a 24' X 29' attached two-car garage onto an existing single-family residence. Violations of Section 16-

91(c)2 – Minimum front yard setback (50' required; 31.5' proposed; 18.5' variance requested) and Section 16-91(c)4 – Minimum rear yard setback (40' required; 39' proposed; 1' variance requested).

4. Variance

Block: 5703; Lot: 11

45 Wynnewood Road

Application No. 2003-27-V

John & Christine Simone

R-2 Zone

The applicants propose to construct a 36' X 51' 10" second-floor addition onto a single-family residence. Violations of Section 16-90(c)2 – Minimum front yard setback (60' required; 40.5' proposed; 19.5' variance requested).

5. Variance

Block: 1602; Lot: 23

46 Longacre Drive

Application No. 2003-30-V

Yuri & Jane Libson

R-4 Zone

The applicants propose to construct a 19' X 18' deck onto a single-family residence. Violations of Section 16-84(l) – Minimum side street setback (35' required; 16' proposed; 19' variance requested).

6. Variance

Block: 1303; Lot: 79

50 Washington Court

Application No. 2003-35-V

Eduardo Yanga

R-4 Zone

The applicant proposes to construct a 32' X 36' second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 30.34' proposed; 9.66' variance requested); Section 16-92(c)3 – Minimum aggregate side yard setbacks (30% of lot width or 22.5' required; 20.3' proposed; 2.2' variance requested); and Section 16-84(l) – Minimum side street setback (35' required; 14.6' proposed; 20.4' variance requested).

7. Variance

Block: 3000; Lot: 8

19 Dougal Avenue

Application No. 2003-37-V

Donald Franklin

R-3 Zone

The applicant proposes to construct a 15' X 18' one-story addition and a 15' X 16' deck onto the rear of a single-family residence. Violations of Section 16-91(c)3 – Minimum side yard setback (10' required; 8' and 7'

proposed; 2' and 3' variances requested) and Section 16-91(c)4 – Minimum rear yard setback (40' required; 27.5' required; 12.5' variance requested).

8. Variance

Block: 6101; Lot: 12

12 Dickinson Lane

Application No. 2003-45-V

Anna Osiecki

R-1 Zone

The applicant proposes to construct a 24' X 34' second-floor addition and a 10' X 18' covered porch onto a single-family residence. Violations of Section 16-89(c)2 – Minimum front yard setback (75' required; 25.91' proposed; 49.09' variance requested) and Section 16-89(c)34 – Minimum side yard setback (15' required; 14.05' proposed; 0.95' variance requested).

9. Variance

Block: 1702; Lot: 1

8 Marlo Road

Application No. 2003-49-V

Sidney & Rhoda Shaievitz

R-4 Zone

The applicants propose to construct a 15' 4" X 44' two-story rear addition onto a single-family residence. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 7.5' proposed; 2.5' variance requested).

10. Preliminary & Final Site Plan and Use Variance

Block: 6001; Lot: 75

100 Walnut Street

Application No. 2003-61-PFSPV

Cedar Hill Country Club

R-1 & R-2 Zones

The applicant proposes to construct a 1,936 sq.ft. addition on its' clubhouse. Violation of Section 16-86 – Expansion of a non-conforming use.

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