

July 14, 2003

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

July 22, 2003

TENTATIVE AGENDA

Conference Meeting – Conference Room – 7:15 pm

Regular Meeting - Council Chambers – 7:30 pm

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: 4900; Lot: 35

91 Ridge Drive

Application No. 2003-29-V

Robert Rosenberg

R-3 Zone

The applicant proposes to construct a 9' X 20' 1" second-floor addition onto a single-family residence on a corner lot. Violation of Section 16-84 (l) – Minimum side street setback (40' required; 25.8' proposed; 14.2' variance requested).

4. Variance

Block: 4503; Lot: 13

21 Spalding Drive

Application No. 2003-38-V

Michael McCormack

R-4 Zone

The applicant proposes to construct a 20' X 21' first-floor rear addition, a 20' 8" X 36' second-floor addition, and a 12' X 20' rear deck onto a single-family residence on a corner lot. Violations of Section 16-84(l) – Minimum side street setback (35' required; 23.5' proposed; 11.5' variance requested) and Section 16-92(c)4 – Minimum rear yard setback (35' required; 25' proposed; 10' variance requested).

5. Variance

Block: 3000; Lot: 48

171 Grove Terrace

Application No. 2003-39-V

Yuri Elson

R-3 Zone

The applicant proposes to construct a 38' X 41' second-floor addition onto a single-family residence. Violations of Section 16-91(c)2 – Minimum front yard setback (50' required; 34.6' proposed; 15.4' variance requested); Section 16-9(c)3 – Minimum side yard setbacks (10' required; 9.72' and 8.08' proposed 0.28' and 1.92' variances requested).

6. Variance

Block: 4005; Lot: 12

9 Baldwin Terrace

Application No. 2003-47-V

James Polak

R-4 Zone

The applicant proposes to construct a 28' 4" X 44' 4" second-floor addition onto a single-family residence on a corner lot. Violations of Section 16-84(l) - Minimum side street setback (35' required; 27.56' proposed; 7.44' variance requested) and Section 16-92(c)2 – Minimum front yard setback (40' required; 35.85' proposed; 4.15' variance requested).

7. Variance

Block: 4500; Lot: 40

22 Manor Road

Application No. 2003-50-V

Rogelio B. Cheng

R-4 Zone

The applicant proposes to construct a 26.5' X 32' 7.75" second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 33' proposed; 7' variance requested).

8. Variance

Block: 4904; Lot: 30

62 West Hobart Gap Road

Application No. 2003-51-V

Claro & Amelia Sorio

R-4 Zone

The applicants propose to construct a 26' 11.25" X 40' 0.5" second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 17.5' proposed; 22.5' variance requested).

9. Variance

Block: 5003; Lot: 15

26 Sterling Drive

Application No. 2003-53-V

Peter & Anna Monte

R-4 Zone

The applicants propose to construct a 4' X 19' 4" one-story side addition and a 14' X 38' one-story rear addition onto a single-family residence. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 9' 4" proposed; 0' 8" variance requested) and Minimum aggregate side yard setbacks (30% of lot width or 15' required; 12.4' proposed; 2.6' variance requested).

10. Variance

Block: 5700; Lot: 35

50 Wynnewood Road

Application No. 2003-56-V

Stephen Sakwa

R-2 Zone

The applicant proposes to construct a 10' X 25' 8" one-story front addition onto a single-family residence. Violations of Section 16-90(c)2 – Minimum front yard setback (60' required; 54' proposed; 6' variance requested).

11. 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