

July 20, 2004

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

July 27, 2004

TENTATIVE AGENDA

Council Chambers – 7:00 pm

PLEASE NOTE THE SPECIAL TIME OF THIS MEETING!

1. Discussion and Decisions

Use Variances

Omnipoint Communications, Inc.

Block: 4500; Lot: 56

190 West Northfield Road

Application No. 2004-5-V

R-4 Zone

Block: 3100; Lot: 58

301 South Livingston Avenue

Application No. 2004-21-V

P-B Zone

Use Variance

Block: 6001; Lot: 2

Eisenhower Parkway & South Orange Avenue

Application No. 2004-16-V

R-L Zone

Use Variance

Block: 1700; Lot: 17

North Livingston Avenue

Application No. 2004-40-V

R-4 Zone

Use Variance

Block: 7600; Lot: 1

340 East Northfield Road

Application No. 2004-41-V

B-1 & R-1 Zones

Use Variance

Block: 100; Lot: 67

Eisenhower Parkway & Dorsa Avenue

Application No. 2004-42-V

I Zone

Use Variance

Block: 4701; Lot: 55

2 West Northfield Road

Application No. 2004-44-V

B-1 Zone

2. Variance

Block: 3502; Lot: 88

14 Royal Avenue

Application No. 2004-64-V

Faina Schwartz

R-4 Zone

The applicant proposes to construct an 18' X 26' one-story rear addition onto a single-family residence, and has constructed a two-car detached garage. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 2.92' proposed; 7.08' variance requested) and Section 16-84(e) – Minimum accessory side yard setback (5' required; 2.63' provided; 2.37' variance requested).

3. Variance

Block: 3500; Lot: 4

21 Royal Avenue

Application No. 2003-96-V

Daniel & Robin Foster

R-4 Zone

The applicants propose to construct a 16'5" X 20' two-story rear addition and an 18' X 24' "L"-shaped rear deck onto a single-family residence. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 3'4" ' proposed; 6'8" variance requested) and Section 16-84(e) – Minimum separation from house to detached garage (10' required; 6' proposed; 14' variance requested). **THIS APPLICATION WILL BE CARRIED TO THE AUGUST 24, 2004 AGENDA.**

4. Variance

Block: 4603; Lot: 6

42 Lexington Drive

Application No. 2003-111-V

Steven & Allison Barbag

R-4 Zone

The applicants propose to construct an 11'8" X 24' first-floor addition and a 28' X 33'4" second-floor addition onto an existing single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 34.56' proposed; 5.44' variance requested); Section 16-92(c)3 – Minimum side yard setback (10' required; 6.62' and 9.87' proposed; 3.38' and 0.13' variances requested) and Section 16-92(c)4 – Minimum rear yard setback (35' required; 20.5' proposed; 14.5' variance requested)..

5. Variance

Block: 2006; Lot: 4

26 Fellswood Drive

Application No. 2003-108-V

Valeriu Serban

R-4 Zone

The applicant proposes to construct an 8' X 21' sunroom onto the side of a single-family residence. Violation of Section 16-92(c)2- Minimum front yard setback (40' required; 31' proposed; 9' variance requested).

6. Variance

Block: 1511; Lot: 3

33 Fellswood Drive

Application No. 2004-25-V

George Jiindih Chyr

R-4 Zone

The applicant proposes to construct a 5' 5.25" X 6' 9.5" front entrance and a 5' 2.75" X 21'4" covered front porch onto a single-family residence. Violation of Section 16-92(c)2 – Minimum Front Yard Setback (40' required; 35.29' proposed; 14.71' variance requested).

7. Variance

Block: 4706; Lot: 9
18 Village Drive
Application No. 2004-26-V
Mark & Catherine Bracci

R-4 Zone

The applicants propose to construct an 8' 4" X 11' 10" first-floor addition and a 33' 2" X 39' 6" second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 29.97' proposed; 10.03' variance requested), and Section 16-92(c)3 – Minimum side yard setback (10' required; 9.98' and 3' proposed; 0.02' and 7' variances requested) and Minimum aggregate side yard setbacks (30% of lot width or 18.9' required; 12.98' proposed; 5.92' variance requested).

8. Variance

Block: 4502; Lot: 20
8 Spier Drive
Application No. 2004-27-V
Andrew & Margaret Krupa

R-4 Zone

The applicants propose to construct a 20' 4" X 33' 8" one-story rear addition onto a single-family residence on a corner lot. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 5.5' proposed; 4.5' variance requested) and Section 16-92(c)4 – Minimum rear yard setback (35' required; 18' proposed; 17' variance requested).

9. Variance

Block: 4500; Lot: 26
4 Park Drive
Application No. 2004-28-V
Vladimir Polonsky

R-4 Zone

The applicant proposes to construct a 6' 6" X 12' two-story front addition, a 10' 6" X 26' 9" attached garage, a 10' 3" X 26' 9" second-floor addition, and a 15' X 29' rear deck onto a single-family residence on a corner lot. Violations of Section 16-84(l) – Minimum side street setback (35' required; 28' 6" proposed; 6' 6" variance requested); Section 16-92(c)2 – Minimum front yard setback (40' required; 38' 10" proposed; 1' 2" variance requested) and Section 16-92(c)4 – Minimum rear yard setback (35' required; 14' 8" proposed; 20' 4" variance requested).

10. Variance

Block: 1403; Lot: 11
49 North Mitchell Avenue
Application No. 2004-29-V
Julie & Stephen Casavant

R-4 Zone

The applicants propose to construct a 12' 4" X 24' 4" two-story side addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 28.5' proposed; 11.5" variance requested), and Section 16-92(c)3 – Minimum side yard setback (10' required; 2.34' proposed; 7.33' variance requested) and Minimum aggregate side yard setbacks (30% of lot width or 15.2' required; 11.09' proposed; 4.11' variance requested).

11. Variance

Block: 4900; Lot: 13
2 Arrow Drive
Application No. 2004-32-V
Pedro & Alegria Dinglasan

R-1 Zone

The applicants propose to construct an 11' 1" X 61' one-story rear addition onto a single-family residence on a corner lot. Violations of Section 16-89(c)2 – Minimum front yard setback (75' required; 54' proposed; 21' variance requested); Section 16-89(c)3 – Minimum side yard setback (15' required; 9.68' proposed;

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5.32' variance requested) and Section 16-89(c)4 – Minimum rear yard setback (75' required; 62.5' proposed; 12.5' variance requested).

12. Variance

Block: 1003; Lot: 7

7 Cliffside Drive

Application No. 2004-35-V

James & Robin Peck

R-2 Zone

The applicants propose to construct a 4' X 12.5' one-story front addition onto a single-family residence on a corner lot. Violations of Section 16-84(l) – Minimum side street setback (50' required; 46' proposed; 4' variance requested).

13. Variance

Block: 1805; Lot: 4

29 Sandalwood Drive

Application No. 2004-39-V

Marc B. Farbstein

R-2 Zone

The applicant proposes to install a tennis court in the rear yard of a single-family residence. Violations of Section 16-89(a)(9) – Minimum tennis court setback (10' required; 2' [side] and 5' [rear] proposed; 8' and 5' variances requested).

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