

August 6, 2003
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
August 12, 2003
TENTATIVE AGENDA

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

1. Variance

Block: 803; Lot: 63

19 Congressional Parkway

Application No. 2003-32-V

Nickolas & Rosa Tsihlas

R-4 Zone

The applicants propose to construct a 22'3" X 41'8" second-floor addition onto a single-family residence. Violations of Section 16-92(c)(2) – Minimum front yard setback – (40' required; 25' 11" proposed; 14' 1" variance requested); Section 16-92(c)3 - Minimum side yard setback (10' required; 4.98' proposed; 5.02' variance requested); and Section 16-92(4) – Minimum rear yard setback (35' required; 32'5" proposed; 2'5" variance requested).

2. Variance

Block: 4305; Lot: 12

10 Macopin Drive

Application No. 2003-62-V

Catherine Crisafulli

R-4 Zone

The applicant proposes to construct a 13'4" X 17'4" one-story addition onto a single-family residence on a corner lot. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 8.15' proposed; 1.85' variance requested) and Minimum aggregate side yard setbacks (30% of lot width or 22.8' required; 14.71' proposed; 8.09' variance requested).

3. Variance

Block: 3902; Lot: 5

12 Bristol Court

Application No. 2003-63-V

Kenneth S. Weitzman

R-4 Zone

The applicant proposes to construct a 20'4" X 29'6" two-story rear addition onto a single-family residence. Violation of Section 16-92(c)4 – Minimum rear yard setback (35' required; 28.9' proposed; 6.1' variance requested).

ZONING BOARD OF ADJUSTMENT AGENDA

August 12, 2003

PAGE 2

4. Variance

Block: 4302; Lot: 27
46 Irving Avenue
Application No. 2003-66-V
Joseph & Ruth Portela

R-4 Zone

The applicants propose to construct a 4'9" X 30' front porch, a 15'10X 39'4" first-floor addition, and a 22'8" X 37' second-story addition onto a single-family residence. Violations of Section 16-92(c)2 - Minimum front yard setback (40' required; 20' proposed; 20' variance requested); and Section 16-92(c)3 - Minimum side yard setbacks (10' required; 5' proposed on both sides; 5' variances requested) and Minimum aggregate side yard setbacks (30% of lot width or 15' required; .10.55' proposed; 4.45' variance requested).

5. Variance

Block: 2100; Lot: 62
49 Overlook Road
Application No. 2003-67-V
Victor & Antoinette Lanfrank

R-3 Zone

The applicants propose to construct a 3'10" X 7'10" front addition; a 5' X 9'6" front portico, a 12'4" X 41'4" rear addition, and a 10" X 53'6" rear deck onto a single-family residence. Violations of Section 16-91(c)2 - Minimum front yard setback (50' required; 30' proposed; 20' variance requested) and Section 16-91(c)4 - Minimum rear yard setback (40' required; 39' proposed; 1' variance requested). NOTE: Rear of house faces Overlook Road.

6. Variance

Block: 401; Lot: 54
10 Hearthstone Terrace
Application No. 2003-72-V
Nancy & Michael Wolk

R-2 Zone

The applicant proposes to construct a 5' X 48'6" rear addition onto a single-family residence. Violations of Section 16-90(c)4 - Minimum rear yard setback (50' required; 47' proposed; 3' variance requested).

7. Variance

Block: 4100; Lot: 11
17 Spier Drive
Application No. 2003-75-V
Frank Sheehan, Jr.

R-4 Zone

The applicant proposes to construct a 9' X 14' shed in the rear yard of a single-family residence. Violations of Section 16-84(e)(1)(iv) - Minimum accessory setback (5' required; 1' and 1.3' proposed; 4' and 3.7' variances requested).

8. Variance

Block: 3302; Lot: 16
14 Consul Road
Application No. 2003-77-V
Michael & Lauri Brown

R-3 Zone

The applicants propose to construct an 11' X 42' front addition; a 40' X 67'6" second-story addition; and a 22'8" X 34'8" attached enclosed swimming pool onto a single-family residence on a corner lot. Violation of Section 16-91(c)4 - Minimum rear yard setback (40' required; 5' proposed; 35' variance requested).

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