

February 19, 2003

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

February 25, 2003

TENTATIVE AGENDA

Conference Meeting – Conference Room – 7:15 pm

Regular Meeting - Council Chambers – 7:30 pm

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

R-4 Zone

Stephen W. Schwartz

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)(2) – Minimum front yard setback (35’ required; 15’ proposed; 20’ variance requested).

2. Use Variance

Block: 4400; Lot: 31

398 South Livingston Avenue

Application No. 2002-28-V

R-4 Zone

Mr. & Mrs. Won K. Yun d/b/a Sunrise Cleaners

The applicants propose to divide an existing non-conforming commercial use into two (2) tenant spaces. Violation of Section 16-86 – Expansion of a non-conforming use

3. Variance

Block: 3801; Lot: 8

23 Charles Street

Application No. 2003-3-V

R-4 Zone

Mr. & Mrs. Sciascia

The applicants propose to construct a 7’11” X 17’7” two-story side addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40’ required; 31.83’ proposed; 8.17’ variance requested) and Section 16-92(c)3 – Minimum side yard setback (10’ required; 9.07’ proposed, 0.93’ variance requested) and Minimum aggregate side yard setbacks (30% of lot width or 19.2’ required; 15.59’ proposed; 3.61’ variance requested).

4. Variance
Block: 3302; Lot: 32
27 North Baums Court
Application No. 2003-13-V R-3 Zone
Mark Licht

The applicant proposes to construct a 22'6" X 32' two-story rear addition onto a single-family residence on a corner lot. Violation of Section 16-84(l) – Minimum side street setback (25' required; 10.36' proposed; 14.64' variance requested)

5. Variance
Block: 6900; Lot: 45
78 Chestnut Street
Application No. 2003-7-V R-1 Zone
Ruth Larkey

The applicant proposes to construct an 18' X 32' cabana and a 22' X 50' in-ground swimming pool in the side yard of a single-family residence. Violations of Section 16-89(a)8 – Pool not in rear yard and Section 16-84(e)(v) – Cabana not in rear yard.

6. Variance
Block: 6001; Lots: 13 & 14
571 West Mt. Pleasant Avenue
Application No. 2003-24-V R-3 Zone
BO Concepts

The applicant proposes to enlarge an existing free-standing sign. Violations of Section 16-87(d)(v) – Maximum sign area – (30 sq.ft. permitted; 78.26 sq.ft. proposed) and Section 16-87(d)(vi) – Maximum sign height (7' permitted; 11.25' proposed).

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