

BOARD OF APPEALS ZONING

CALENDAR NO

JULY 20, 2022

Z-2022-7 Mr. Gaetano Magnotta, 85 Pleasant Avenue, SBL 131.09-5-11
Application for an addition. A review of drawings SP-01, SP-02, A-100 and A-101, all dated April 23, 2022, and prepared by Gismondi Architects, indicates a one (1) story rear yard addition. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to front yard, one (1) side yard and combined two (2) side yards setbacks. The proposed addition will require the following area variance:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|------------------------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Combined Two Side Yards Setback | 18'-0" | 13.46' | 15.62' | 2.38' |

Z-2022-8 Eric & Jayne Schmidt, 93 Stratford Avenue, SBL 131.09-5-3
Application for an addition. A review of the sketches prepared by Leila Colbert Architecture and property survey, all with a received date of March 11, 2022, indicates the proposed construction of a partial second floor addition over existing first floor. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to front yard, one (1) side yard and combined side yard setbacks. The proposed addition will require the following area variances:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|----------------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Front Yard | 25'-0" | 23.40' | 23.40' | 1.60' |
| 2. Combined Two Side Yards | 18'-0" | 16.77' | 16.77' | 1.23' |

Z-2022-9 134 Soundview Avenue LLC/Steve Dallal, 134 Soundview Avenue, SBL 130.16-21-11
Application for a one (1) year extension of the resolution to construct an addition.

Z-2022-10 Maple and Broadway Holdings LLC, 60 South Broadway, SBL 125.84-3-1
Application for a two (2) year extension of the resolution to vary Zoning Law Section 5.5.3.2 to allow for a select portion of the premises to have a building height of 302 feet, 7 inches where 280 feet is allowed.

NEW APPLICATIONS NO APPEARANCE

Z-2022-11 Mr. Salvatore Mancini (Architect), 32 Trenton Ave, SBL 125.81-1-18
Application to construct a sunroom. A review of Drawings T-1, A-1 and A-2 with latest date of May 3, 2022, prepared by Salvatore Mancini, R.A., indicates a proposed rear yard sunroom addition. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to main building coverage, front yard setback, one (1) side and combined two (2) side yard setbacks. The proposed addition will increase some non-conformities and will require the following area variances:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|----------------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Main Building Coverage | 25% | 25.96% | 29.4% | 3.44% |
| 2. Combined Two Side Yards | 18' | 13.5' | 14' | 4.0' |