

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**AUGUST 2023 (NO MEETING)**

*(APPEARANCES SCHEDULED FOR SEPTEMBER 6, 2023)*

Z-2023-16 Richard and Rebecca Zisholtz, 53 Midchester Avenue, SBL 130.20-12-3  
Application to construct an addition. A review of drawings SP-1 dated July 11, 2023, and seven (7) Pre sheets dated June 7, 2023, prepared by Michael R. Berta Architecture & Planning, indicates a proposed two (2) story side yard addition. The premises are existing, dimensionally non-conforming with respect to lot area, lot depth, one (1) side yard setback, accessory structure separation and accessory structure side lot line setback. The proposal indicates a two (2) story side yard addition with two (2) car garage connecting the existing main building with the accessory structure. The proposed addition will increase some existing non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	18%	9.9%	23.2%	5.2%
2. One (1) Side Yard Setback	20'-0"	7.25'	6.75'	13.25'
3. Combined Two (2) Side Yards Setback	40'-0"	57'-0"	34.50'	5.5'
4. Rear Yard Setback	30'-0"	38'-0"	12.83'	17.17'

Z-2023-17 Terry Pottillo, 56 Primrose Street, SBL 125.72-12-1  
Application to add a front yard driveway. A review of drawings C-1 and C2 dated April 20, 2023, prepared by Hudson Engineering & Consulting, P.C., indicates the proposed construction of a front yard driveway with retaining walls. The property is located in the R2-4 Zone and is environmentally sensitive due to steep slopes. The proposed driveway is located so that most of the driveway lies in front of the dwelling with no integral garage, in violation of Section 8.6.1.4 of the Zoning Ordinance. The applicant seeks a variance from this section of the ordinance in order to park in their front yard.