

BOARD OF APPEALS ZONING

NO MEETING

(APPEARANCES SCHEDULED FOR SEPTEMBER)

CALENDAR NO

AUGUST 2019

Z-2019-27 Nya & Marvin Walls, 6 Chestnut Hill Avenue, SBL 130.26-4-6
Application to build a deck and replace existing front steps with a new landing and steps. A review of drawings A1 and A2 dated March 20, 2019, prepared by Stephen Marchesani, R.A., indicates construction of a rear yard deck and addition of a new stair landing at the front yard porch. The property is located in the R2-4 Zone and is legally existing non-conforming with respect to lot area, lot frontage, front yard and side yard setbacks. The proposed work will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	7.8'	5.2'	19.8'
2. Combined Two Side Yards	18'-0"	13.5'	13.5'	4.5'

Z-2019-29 JCR Survival Realty, 43 Holland Avenue, SBL 120.20-14-2.
Application for an extension of the resolution to construct a townhouse building.

Z-2019-30 Mr. Bradley E. Silverman, 3 Pine Brook Drive, SBL 138.07-7-13
Application to build a deck. A review of drawings A-1 and A-2 dated July 18, 2019, prepared by Seungee Park, AIA, indicates the proposed construction of a rear yard deck. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to one side yard setback. The proposed deck will be built to align with the legally non-conforming westerly face of the dwelling. Therefore, the applicant will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	15.95'	15.98'	4.02'

Z-2019-13A Southern Land Company, 250 Mamaroneck Avenue (YMCA), SBL 130.28-9-3
Based on design changes, this is a re-submission of application to construct a new multifamily apartment building. The improved property is located in the BR-2 Zone. Area variance requirements will appear on the September agenda.