

**Zoning Board of Appeals  
21<sup>st</sup> Agenda  
December 7<sup>th</sup>, 2023**

**CONTINUED PUBLIC HEARING**

**Request of Jack Lieberman - 111 S. Liberty Drive – App. # 23-02 (Area Variance)**

**North Parking**

Chapter 215 Article V Section 215-15A, attachment 16 Table of Bulk Requirements part II – use group ‘H’, column 7 requires minimum side yard of 20’. Proposed side yard = 5.4’. VARIANCE necessary = 14.6’.

**West Side Driveway**

Chapter 215 Article V Section 215-15A, attachment 16 Table of Bulk Requirements part II – use group ‘H’, column 7 requires minimum side yard of 20’. Proposed side yard = 6. VARIANCE necessary = 14’.

**North retaining wall height**

Chapter 215 Article VI Section 215-24C requires fence/wall setback equal to 2/3 the fence height where fence height exceeds 6’. Proposed wall = 8’ high (requires 5.4’ setback), 3’ setback provided, VARIANCE necessary = 2.4’

**Section: 20.11**

**Block: 2**

**Lot: 29**

**Zone: BU**

**\*\*\*The Public hearing for 111 S. Liberty Drive is to be adjourned and held open with no discussion from applicant, public, or Board members, pending further proceedings at the Planning Board. Letters and other written comments or submissions to the ZBA are welcome in the interim and they will be included in the record.**

**Request of Alan Stoll – 173 Wayne Ave – App. # 23-03 (Area Variance)**

**1 Family - subdivide to build a new single-family house**

Chapter 215, Article V Bulk Requirements, 215-15 A,  
215 Attachment 14, Table of Bulk Requirements II, column 2 requires:  
Minimum lot area required = 40,000sf  
Lot area proposed = 23,411sf  
Variance necessary = 16,589sf

**Section: 15.01**

**Block: 4**

**Lot: 57**

**Zone: RR**

**\*\*\*The Public hearing for 173 Wayne Ave is to be adjourned and held open with no discussion from applicant, public, or Board members, pending further proceedings at the Planning Board. Letters and other written comments or submissions to the ZBA are welcome in the interim and they will be included in the record.**

**OTHER MATTERS**

Approve minutes from September 7<sup>th</sup>, September 21<sup>st</sup>. October 5<sup>th</sup> and October 19<sup>th</sup> meetings.