

**Zoning Board of Appeals
13th Agenda
July 6th, 2023**

PUBLIC HEARING

Request of Richard Steinberg – 7 Highview Avenue – App. #23-04 (Area Variance)

1 Family Detached Dwelling – construct new 2 story house & appurtenances.

Chapter 215-94 (D) Noncomplying Lots

"For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(d) The minimum lot width and lot frontage shall be 75 feet."

Existing lot width = 50'

Proposed lot width = 50'

Variance necessary = 25' (width)

Existing lot frontage = 50'

Proposed lot frontage = 50'

Variance necessary = 25' (frontage)

Section: 20.07

Block: 3

Lot: 72

Zone: R1

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

DISCUSSION

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