

**AGENDA\***  
**GLEN ROCK ZONING BOARD**

**WORK SESSION:**            **Wednesday, January 7, 2015**            **7:30 PM**  
**REGULAR MEETING:**    **Thursday, January 15, 2015**            **7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes:**    **December 3, 2014 work session and December 11, 2014 regular meeting**

**Old Business:**

**Block 182, Lot 13**

**51 Robinson Avenue**

**Applicant: Mr. Eugenios Athanasatos and Ms. Ourania Ziotas**

Memorializing resolution approving variances to convert an existing sunroom into a family room with new landing and steps and raise the roof of an existing attic for additional living space which will, if constructed, encroach into the required rear yard setback and exceed the permitted Effective Gross Floor Area (EGFA.)

**Block 19, Lot 12**

**34 High Street**

**Applicant: Nitas Patthanakittikul and Arin Kornchankul**

Applicant proposes to construct attached garage, which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where 8.2' is required, 3' is proposed, a difference of 5.2' and any other waivers or variances that are required in relation to this application.

**Block 129, Lot 8**

**475 Prospect Street**

**Applicant: Mr. Scott D'Elia**

Applicant proposes to construct one story addition and second story addition which will, if constructed, encroach into the required front yard and side yard setback and exceed the permitted Effective Gross Floor Area Ratio. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard setback is required, 27.5' (steps) and 33.7' (second story) are proposed, a difference of 22.5' and 16.3' respectively, Borough Ordinance 230-54(C) where a 6' side yard is

required, 4.97' is proposed, a difference of 1.03' and Borough Ordinance 230-54(J), where a EGFA of 38.13% (2,669 . sq.ft.) is permitted, 47.16% (3,301 sq.ft.) is proposed, a difference of 9.03% (632 sq.ft.) and any other waivers or variances that are required in connection with this application.

**New Business:**

**Block 181, Lot 4  
976 Maple Avenue**

**Applicant: Ms. Jennifer Wong and Mr. Ranjan Khan**

Applicant expanded an existing driveway which now exceeds the permitted width past 16' of the curb. Applicant seeks relief from Borough Ordinance 230-33(B), where a 25' width driveway past 16' of the curb is permitted, 34' is existing, a difference of 9' and any other waivers or variances that may be required in connection with this application.

**Block 152, Lot 24  
245 Hamilton Avenue**

**Applicant: Mr. Raymond Carli**

Applicant proposes to construct two story addition which will, if constructed, cause the Effective Gross Floor Area (EGFA) to exceed the permitted amount. Applicant seeks relief from Borough Ordinance 230-54(I) where 3,499.89 sq.ft. is permitted, 3,918.7 sq. ft is proposed, a difference of 418 sq.ft. and any other waivers or variances that are required in connection with this application.

**\*Agenda Subject to Amendment**

**Nancy Spiller  
Board Secretary**