

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: Wednesday, June 3, 2015 7:30 PM
REGULAR MEETING: Thursday, June 11, 2015 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: May 6, 2015 work session and May 14, 2015 regular meeting

Old Business:

Block 65, Lot 12

157 Greenway Road

Applicants: Mr. & Mrs. Brian Sulborsky

Memorializing resolution approving the construction of an open front porch and second story dormer additions, which will, if constructed, encroach into the required front yard and side yard.

Block 206, Lot 7

34 Hazelhurst Avenue

Applicant: Kayur Parekh and Namrata Palicha

Memorializing resolution approving the construction of a second story addition which will, if constructed, encroach into the required front side yard setback.

Block 63, Lot 4

102 Greenway Road

Applicant: Mark and Katarzyna Ura

Applicant proposes to construct second story addition, two story addition and front porch which will, if constructed encroach into the required front yard, side yard, rear yard and total side yards, and exceed the permitted Effective Gross Floor Area Ratio (EGFAR.) Applicant seeks relief from Borough Ordinance 230-54(B), where a 47.5' front yard setback is required (average setback study), 46.44' (foundation of house) and 40.73' (porch) are proposed, a difference of 1.06' and 6.77' respectively, 230-54 (C) where a side yard setback of 9.6' is required, 9.35' is proposed, a difference of .25' and a total side yard of 20' is required, 19.55' is proposed a difference of .45', 230-54(D) where a rear yard setback of 30' is required, 23.29' (foundation to house) and 20.01' (steps) are proposed, a difference of 9.9' and 6.71' respectively, and 230-54(J) where an EGFAR of .365 (3,029.5 sq.ft.) is permitted, .3954 (3,281.78 sq.ft.) is proposed, a

difference of .0304 (252.28 sq.ft) and any other variances and waivers that are required in connection with this application. Applicant has submitted new plans reducing the size, number and intensity of variances requested.

New Business:

Block 127, Lots 22 and 23

432 Grove Street

Applicant: 432 Grove Street LLC

Zoning Officer made a determination that a proposed use of the property does not fall under the use variance granted by a previous owner. Applicant requests relief from that determination.

***Agenda Subject to Amendment**

Nancy Spiller

Board Secretary