

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: **Wednesday, August 5, 2015** **7:30 PM**
REGULAR MEETING: **Thursday, August 13, 2015** **7:30 PM**

Roll Call

Sunshine Law

Approval of Minutes: **July 1, 2015 work session and July 9, 2015 regular meeting**

Old Business:

Block 220, Lot 12

19 George Road

Applicant: Sang and Sun Yim

Memorializing resolution to construct one story addition and deck, which will, if constructed, encroach into the required rear yard setback.

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.

Application postponed to the September, 2015 meeting at the request of the applicant.

Block 30, Lot 16

412 Ackerman Avenue

Applicant: David and Victoria Robinson

Applicant proposes to expand an existing single family home which does not have a garage, as required by Borough Ordinance § 230-18 and any other variances and waivers that are required in connection with this application.

Block 131, Lot 7
44 East Gramercy Place
Applicant: Robert and Ayeda Rush

Applicant proposes to construct rear yard deck, which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-54(D), where a 30' rear yard is required, 15' is proposed, a difference of 15' and any other variances and waivers that are required in connection with this application.

Block 115, Lot 44
792 Maple Avenue
Applicant: Diane and James Litvany

Applicant proposes to reconstruct garage, construct second story addition and roof overhang which will, if constructed, encroach into the required front yard, front side yard, side yard, rear yard and exceed the permitted floor area ratio. Applicant seeks relief from Borough Ordinance 230-54(B) where a 50' front yard is required, 35' (front roof) is proposed, a difference of 15', 230-22(B) where a 37.5' front side yard is required, 23' (A/C), 33' (entry roof), 32.5' (second story addition) are proposed, a difference of 14.5', 4.5' and 5' respectively, 230-54 (C) where side yards of 7.4' and 7.5' are required, 6.4' (second story addition), .5' (side steps) and 3.3' (front roof) are proposed, a difference of 1', 7' and 4.7' respectively, 230-54(D), where a 30' rear yard is required, 18' is proposed, a difference of 12' and 230-54(J) where an Effective Gross Floor Area of 2,955 sq.ft. is proposed, 3,073 sq.ft. is proposed, a difference of 118.40 sq.ft. and any other variances and waivers that are required in connection with this application.

***Agenda Subject to Amendment**

Nancy Spiller
Board Secretary