

AMENDED AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: **Wednesday, September 2, 2015 7:30 PM**
REGULAR MEETING: **Thursday, September 10, 2015 7:30 PM**

Roll Call

Sunshine Law

Approval of Minutes: **August 5, 2015 work session and August 13, 2015 regular meeting**

Old Business:

Block 30, Lot 16

412 Ackerman Avenue

Applicant: David and Victoria Robinson

Memorializing resolution approving variance to expand an existing single family home which does not have a garage, as required by Borough Ordinance § 230-18.

Block 131, Lot 7

44 East Gramercy Place

Applicant: Robert and Ayeda Rush

Memorializing resolution approving variance to construct rear yard deck, which will, if constructed, encroach into the required rear yard setback.

Block 115, Lot 44

792 Maple Avenue

Applicant: Diane and James Litvany

Memorializing resolution denying variance 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.

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.

Block 10, Lot 1

118 Forest Road

Applicant: Refined Homes Investor, LLC

Applicant proposes to construct second story addition and two story addition which will, if constructed, encroach into the required front side yard. Applicant seeks relief from Borough Ordinance 230-22(B), where 37.5' front side yard setback is required, 20.04' is proposed, a difference of 17.46' and any other variance or waivers that are required in connection with this application.

Block 151, Lot 2

20 Ridge Road

Applicant: Jennifer and Michael Casas

Applicant proposes to construct extension of front porch which will, if constructed, encroach into the required front yard. Applicant seeks relief from Borough Ordinance 230-54B, where 50' front yard is required, 45' is proposed, a difference of 5' and any other variances or waivers that are required in connection with this application.

Block 115, Lot 44

792 Maple Avenue

Applicant: Mr. & Mrs. James Litvany

Applicant proposes to reconstruct garage destroyed by fire, construct second story addition over garage, construct entry roof over rear stairs, construct stairs on side yard and construct roof overhang requiring multiple variances. Applicant seeks relief from Borough Ordinance 230-54(B) where 50' is required, 35' (front roof) in proposed, a difference of 15', 230-22(B), where a front side yard of 37.5' is required, 33' (rear entry roof on Rodney St.) and 34.5' (second floor addition) are proposed, a difference of 4.5' and 3.0' respectively, 230-54(D) where a rear yard of 30' is required, 22.8' (second floor addition) is proposed, a difference of 7.2' and 230-54(C), where side yards of 7.5' and 8.0' are required, .5' (side steps) and 3.3' (front roof) are proposed, a difference of 7.0' and 4.7' respectively and any other variances or waivers that are required in connection with this application. This application will not be discussed at the September 2, 2015 work session.

***Agenda Subject to Amendment**

Nancy Spiller

Board Secretary