

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the April 14, 2016 Meeting

The regular meeting of the Zoning Board of Adjustment was called to order by Chairman Bruce Beal at 7:30 p.m. In attendance: Diane Herrlett, William Mitchell, Janet Chen, Denley Chew, Robert Bourne, Kay Tuite and Al Tarleton. Also in attendance was Spencer Rothwell, Esq., Board Attorney and Mark Berninger, Borough Zoning Official. Mrs. Schineller was absent. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the March 2, 2016 work session and March 10, 2016 regular meeting. A motion was made by Mrs. Herrlett and seconded by Mrs. Chen and passed unanimously with Mr. Bourne abstaining from the work session and Mr. Mitchell and Mrs. Tuite abstaining from the regular meeting.

Mr. Beal announced that the Verizon application would be postponed.

Old Business:

Block 56, Lot 35

27 Concord Avenue

Applicant: Mr. and Mrs. Marlo Carrillo

Memorializing resolution approving variances to construct second story addition, new front stairs and portico which will, if constructed, encroach into the required front and side yard setbacks.

A motion to approve the memorializing resolution of Mr. and Mrs. Marlo Carrillo, 27 Concord Avenue was made by Mrs. Herrlett and seconded by Mrs. Chen. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mr. Bourne, Mrs. Tuite, Mr. Tarleton, Mr. Beal

NAYS: None

Mr. Mitchell and Mr. Chew abstained. The resolution is attached to these minutes.

Block 243, Lot 16

144 Chadwick Place

Applicant: Mr. and Mrs. David Viscardi

Memorializing resolution approving variances to construct second story addition and two story addition which will, if constructed, encroach into the required side yard setback and exceed the permitted total side yard.

A motion to approve the memorializing resolution of Mr. and Mrs. David Viscardi, 144 Chadwick Place was made by Mrs. Herrlett and seconded by Mr. Bourne. The voice vote was as follows:

GLEN ROCK ZONING BOARD MINUTES

Meeting of April 14, 2016

Page 2 of 5

AYES: Mrs. Herrlett, Mrs. Chen, Mr. Bourne, Mrs. Tuite, Mr. Tarleton, Mr. Beal
NAYS: None

Mr. Mitchell and Mr. Chew abstained. The resolution is attached to these minutes.

Block 135, Lot 10

133 East Gramercy Place

Applicant: Mr. & Mrs. Joshua Bratspies

Memorializing resolution to construct a two story addition and second story addition which will, if constructed, exceed the permitted building/structure coverage

A motion to approve the memorializing resolution of Mr. and Mrs. Joshua Bratspies, 133 E. Gramercy Place was made by Mrs. Chen and seconded by Mr. Bourne. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mr. Chew, Mr. Bourne, Mr. Tarleton, Mr. Beal
NAYS: None

Mr. Mitchell and Mrs. Tuite abstained. The resolution is attached to these minutes.

Block 169, Lot 7

258 Gramercy Place

Applicant: Katja Andreo

Memorializing resolution approving variances to construct two story addition which will, if constructed, encroach into the required rear yard.

A motion to approve the memorializing resolution of Katia Andreo, 258 Gramercy Place was made by Mrs. Herrlett and seconded by Mr. Bourne. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mr. Chew, Mr. Bourne, Mr. Tarleton, Mr. Beal
NAYS: None

Mr. Mitchell and Mrs. Tuite abstained. The resolution is attached to these minutes.

New Business:

**Block 115, Lot 15
216-220 Rock Road**

Applicant: New York SMSA Limited Partnership d/b/a/ Verizon Wireless

Applicant seeks site plan approval and use variance for installation of a network wireless communications facility atop the Glen Rock Inn.

As stated earlier, the applicant has requested a postponement on this application until the May meeting.

**Block 62, Lot 10
77 Greenway Road**

Applicant: Mr. Bradley Buchmann

Applicant proposes to construct new one family dwelling on existing foundation, and additional two story addition, one story addition and one story open porch addition which will, if constructed, encroach into the required front and rear yard setbacks and exceed the permitted floor area. Applicant seeks relief from Borough Ordinance 230-54(B) where a 48.25' front yard setback is required (average setback study) and 45.0' is proposed, a difference of 3.25', 230-54(D) where a 30' rear yard is required, 27' (building) and 23.67' (rear stairs) are proposed, a difference of 3.0' and 6.33' respectively, and 230-54(J) where a floor area of 38.32% (2,623.9 square feet) is permitted, 45% (3,081.1 square feet) is proposed, a difference of 6.68% (457.7 square feet) and any other variances or waivers that are required with this application.

Mr. Rothwell swore in Bradley and Mallory Buchmann, 77 Greenway Road, as well as Joseph Bruno, architect.

Mr. Bruno presented several photographs depicting different elevations of the applicant's home.

Mr. Bruno commented that currently the house is quite small and choppy, with a small bump-out in the front center. The applicant is proposing to "square off" the front corners of the house in an effort to make it more conducive to a more modern floor plan. Additionally, a full front porch will be added creating a colonial-style home.

Mr. Bruno went through each of the elevations and described what is being proposed.

The minimum lot size for an A-2 property is 11,200 square feet, where in actuality it is only 6,846 square feet. This makes the lot 39% undersized.

GLEN ROCK ZONING BOARD MINUTES

Meeting of April 14, 2016

Page 4 of 5

The allowable front yard setback is 48.25' where the applicant is proposing 45', which is to the open front porch.

The rear yard setback is 30', which the applicant is 29' to the rear wall of the existing house. The applicant is proposing to go straight up with the addition with the exception of the 24" bump out. The building height will be less than the allowable 32'.

Mr. Bruno stated the house is not bulky by any means, it does exceed permitted coverage by 6.68%, primarily because of the undersized lot.

Mrs. Herrlett asked if the only hardship is the undersized lot. Mr. Bruno replied yes.

Mrs. Herrlett commented historically they have been very strict with the EGFAR parameters, noting this is a very large house for the size of the property.

Mr. Bruno noted that nearly half of the overage is due to the front porch, which is open on three sides. The applicant is requesting relief as the porch offers a substantial benefit to the architectural value of the house. If the porch were not included the EGFAR would be reduced to 42.19%, where 45% is permitted.

Mr. Beal commented one of the pictures Mr. Bruno showed for comparison showed a lot which was much larger, which doesn't really reflect a true comparison. Mr. Beal noted some of the neighboring properties have received bulk variances; however, no one received an EGFAR variance. Mr. Beal agreed with Mrs. Herrlett that this is a large house for the size of property.

Mr. Beal commented that the only hardship is the undersized lot; which unfortunately, is not an accepted legal hardship under the Municipal Land Use Law.

Mr. Bourne asked the square footage of the porch.

Mr. Bruno replied it is 451 square feet.

Mr. Bourne asked if any alternatives were considered, i.e. reducing the size of the porch.

Mr. Bruno replied yes, that was considered. The applicant would like to leave the porch this size so it can be enjoyed. If the porch were reduced in size it would eliminate approximately 177 square feet bringing the coverage down to 42.19%.

Mr. Bourne commented there are some options, they just may not be what the applicant wants to hear.

GLEN ROCK ZONING BOARD MINUTES

Meeting of April 14, 2016

Page 5 of 5

The Board expressed various opinions and commented the applicant has chosen to build a larger home, essentially “self-creating” their hardship.

Mr. Beal asked if there were any questions or comments from anyone in the audience.

Mr. Rothwell swore in Edna O’Keefe, 71 Greenway Road - Mr. O’Keefe commented, as a neighbor, he does not have any problem with this application and believes the renovation will benefit the neighborhood.

Mr. Bruno conferred with his applicant and they decided to consider the comments of the Board and asked that the application be carried until the May meeting.

As there were no further residents wishing to be heard, a motion to adjourn the meeting was made by Mr. Chew, seconded by Mrs. Chen and passed unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary