

GLEN ROCK ZONING BOARD OF ADJUSTMENT  
Minutes of the March 2, 2016 Work Session  
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Barbara Schineller, Janet Chen, Denley Chew, Al Tarleton, Bill Mitchell and Kay Tuite. Also in attendance was Andrew Kohut, Esq., Board Attorney.

Mr. Beal requested that the Board members review the minutes of the February 11, 2016 meeting and get back to the Board Secretary with any additions or corrections.

**New Business:**

**Block 56, Lot 35**

**27 Concord Avenue**

**Applicant: Mr. and Mrs. Marlo Carrillo**

Applicant proposes to construct second story addition, new front stairs and portico which will, if constructed, encroach into the required front and side yard setbacks. Applicant seeks relief from Borough Ordinance 230-54 (B) where 50' front yard is required, 40.0' (steps) and 44.6' (second story addition) are proposed, a difference of 10' and 5.4' respectively, and 230-54(C) where a side yard of 6' is required, 4.88' is proposed, a difference of 1.12' and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a second story addition over an existing garage and new front steps and portico requiring front and side yard variances. The applicant distributed revisions in the site plan which show a slightly different elevation with no difference in the requested variances.

Mr. Beal noted that the lot is narrow necessitating a side yard variance. He asked if a front yard average setback study was done and the Board secretary stated that not as of yet but the applicant is considering it.

**Block 243, Lot 16**

**144 Chadwick Place**

**Applicant: Mr. and Mrs. David Viscardi**

Applicant proposes 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. Applicant seeks relief from Borough Ordinance 230-54 (C), where a side yard of 9.7' is required, 5.6' is proposed, a difference of 4.1' and total side yard of 20.25' is permitted, 16.3' is proposed, a difference of 3.95' and any other variances or waivers that are required in connection with this application.

Board members could not discuss this application as notice was not given in sufficient time for this meeting. It will be heard at next week's regular meeting.

**Block 135, Lot 10**  
**133 East Gramercy Place**  
**Applicant: Mr. & Mrs. Joshua Bratspies**

Applicant proposes to construct a two story addition and second story addition which will, if constructed, exceed the permitted building/structure coverage. Applicant seeks relief from Borough Ordinance 230-54 (G) where 25% is permitted, 26.4% is proposed, a difference of 1.4% and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The applicant only requires a variance for building/structure coverage. Mr. Beal noted that the lot is long and about 1/3 of the lot area is behind the 140' line. He also noted that there is a large, vacant piece of land to the right of this property which, at some time, may have a home constructed on it. However, Mr. Beal stated that proposed addition would not affect any future house as no side yard variance is being requested.

**Block 169, Lot 7**  
**258 Gramercy Place**  
**Applicant: Katja Andreo**

Applicant proposes to construct two story addition and patio which will, if constructed, encroach into the required rear yard. Applicant seeks relief from Borough Ordinance 230-54(D) where a 30' rear yard is required, 22.7' (addition) and 17.32' (steps) are proposed, a difference of 7.3' and 12.68' respectively and Borough Ordinance 230-14 (A)(3) where a 6' rear yard for a patio is required, 4' is proposed, a difference of 2' and any other variances or waivers that are required in connection with this application.

Board members could not discuss this application as notice was not given in sufficient time for this meeting. It will be heard at next week's regular meeting.

As there was nothing further before the Board, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Nancy Spiller  
Board Secretary