

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the December 3, 2014 Work Session
7:30 PM

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

Mr. Beal asked the Board members to review the minutes for the November 5 and November 13 meetings and contact the Board Secretary with any additions or corrections.

Old Business:

Block 204, Lot 7
98 Hazelhurst Avenue
Applicant: 98 Hazelhurst LLC

Memorializing resolution approving variances to construct second story addition and rear deck, which will, if constructed, encroach into the required front, front side and rear yards.

Mr. Rothwell will forward a draft of the resolution to the Board Members for their review. If there are any corrections needed, the Board members should contact him or the Board Secretary.

Block 141, Lot 12
719 Ackerman Avenue
Applicant: Mr. Philip Cosimano

Memorializing resolution approving variances in connection with a wood deck which exceeds the permitted building/structure coverage and exceeds the permitted impervious coverage.

Mr. Rothwell will forward a draft of the resolution to the Board Members for their review. If there are any corrections needed, the Board members should contact him or the Board Secretary.

Block 234, Lot 14
72 Woodvale Road
Applicant: Mr. Jin Chung

Memorializing resolution approving variance to construct roof overhang over existing front steps which will, if constructed, encroach into the required front side yard setback.

Mr. Rothwell will forward a draft of the resolution to the Board Members for their review. If there are any corrections needed, the Board members should contact him or the Board Secretary.

Block 19, Lot 12

34 High Street

Applicant: Nitas Patthanakittikul and Arin Kornchankul

Applicant proposes to construct attached garage, which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where 8.2' is required, 3' is proposed, a difference of 5.2' and any other waivers or variances that are required in relation to this application.

The Board Secretary informed the Board that the applicant has requested a continuance to the January, 2015 meeting.

New Business:

Block 182, Lot 13

51 Robinson Avenue

Applicant: Mr. Eugenios Athanasatos and Ms. Ourania Ziotas

Applicant proposes to convert an existing sunroom into a family room with new landing and steps and raise the roof of an existing attic for additional living space which will, if constructed, encroach into the required rear yard setback and exceed the permitted Effective Gross Floor Area (EGFA.) Applicant seeks relief from Borough Ordinance 230-54(D) where a 30; rear yard is required, 25.3' (2nd Floor) and 20.3' (steps) are proposed, a difference of 4.7' and 9.7' respectively, and 230-54 (J) where a EGFA of 2,362.5 sq.ft. (39.38%) is permitted, 2,562 sq.ft. (42.7%) is proposed, a difference of 199.5 sq.ft. and any other waivers or variances that are required in connection with this application.

The Board members discussed the application. The applicant wishes to convert an existing sunroom to living space and raising the roof for additional living space which will require variances for encroaching on the rear yard setback and exceeding the permitted EGFAR.

Mr. Mitchell commented that the requested EGFAR represents a 10% increase over the permitted EGFAR.

Block 181, Lot 4

976 Maple Avenue

Applicant: Ms. Jennifer Wong and Mr. Ranjan Khan

Applicant expanded an existing driveway which now exceeds the permitted width past 16' of the curb. Applicant seeks relief from Borough Ordinance 230-33(B), where a 25' width driveway past 16' of the curb is permitted, 34' is existing, a difference of 9' and any other waivers or variances that may be required in connection with this application.- **Postponed until the January 15, 2015 meeting at the request of the applicant.**

Block 152, Lot 24
245 Hamilton Avenue
Applicant: Mr. Raymond Carli

Applicant proposes to construct two story addition which will, if constructed, cause the Effective Gross Floor Area (EGFA) to exceed the permitted amount. Applicant seeks relief from Borough Ordinance 230-54(I) where 3,499.89 sq.ft. is permitted, 3,918.7 sq. ft is proposed, a difference of 418 sq.ft. and any other waivers or variances that are required in connection with this application. – **Postponed until the January 15, 2015 meeting at the request of the applicant.**

Block 129, Lot 8
475 Prospect Street
Applicant: Mr. Scott D'Elia

Applicant proposes to construct one story addition and second story addition which will, if constructed, encroach into the required front yard and side yard setback and exceed the permitted Effective Gross Floor Area Ratio. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard setback is required, 27.5' (steps) and 33.7' (second story) are proposed, a difference of 22.5' and 16.3' respectively, Borough Ordinance 230-54(C) where a 6' side yard is required, 4.97' is proposed, a difference of 1.03' and Borough Ordinance 230-54(J), where a EGFAR of 38.13% (2,669 . sq.ft.) is permitted, 47.16% (3,301 sq.ft.) is proposed, a difference of 9.03% (632 sq.ft.) and any other waivers or variances that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct one story addition and second story addition which will require a front yard and side yard setback variance and exceed the permitted EGFAR.

Mr. Mitchell commented that the requested EGFA is approximately 25% over the permitted EGFA.

The Board Secretary noted that the site plan also showed that the driveway will be moved to the other side of the property, perhaps encroaching within 25' of the proposed driveway on the adjacent property. She will bring this to the Zoning Officer's attention prior to the meeting next week.

As there was nothing further before the Board, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Nancy Spiller
Board Secretary