

GLEN ROCK ZONING BOARD
Minutes of the August 5, 2015 Work Session
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Bob Bourne, Al Tarleton, Denley Chew and Barbara Schineller. Also in attendance was Spencer Rothwell, Esq., Board Attorney

Mr. Beal asked the Board members to review the minutes from the July 1, 2015 work session and July 9, 2015 regular meeting and contact the Board Secretary with any additions or corrections.

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.

The Board Secretary distributed the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to review it and contact Mr. Rothwell or the Board Secretary with any corrections or additions.

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.

The Board members discussed the application. The applicant wishes to expand the living space of the home without building a garage. A variance is needed because Section 230-18 states that a garageless dwelling cannot be expanded without building a garage.

Block 131, Lot 7
44 East Gramercy Place
Applicant: Robert and Aveda 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.

The Board members discussed the application. The applicant wishes to construct a deck which, if constructed, will require a 15' rear yard variance. Mr. Beal noted that the property backs onto the PSE&G right of way.

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.

The Board members discussed the application. The dwelling was subject of a serious fire and in addition to rebuilding what was lost, the applicants wish to expand the home requiring multiple variances.

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

Nancy Spiller
Board Secretary