

ACTIONS TAKEN
Zoning Board of Appeals
March 27, 2014

7:00 pm

Chairman Richard S. Jowdy called the meeting to order at 7:04 pm. Present were Jowdy, Herb Krate, Michael Sibbitt, Joseph Hanna, Rodney S. Moore. Absent were Alternates Rick Roos, Anthony Rebeiro.

Staff present were Sean P. Hearty, Zoning Enforcement Officer, Secretary Patricia Lee.

CONTINUATION OF PUBLIC HEARING:

14-04 – GRANTED PER PLAN SUBMITTED to Scott Hamilton, 207 Stadley Rough Rd.(J04153), Sec.4.A.3., to reduce min. front yard setback on Stadley Rough from 30 ft. to 5 ft.; Sec.3.G.3.a., to allow detached accessory building in required min. front yard; Sec.3.G.3.c., to allow detached accessory use to have ground floor area, when combined with other accessory buildings on the lot, to increase from 50% to 72% for detached garage (RA-20 Zone). Motion to **approve** per plan submitted by Krate. Second by Moore. Motion carried unanimously.

NEW BUSINESS:

14-08 – CONTINUED: Patricia Marsalisi, 68 Aunt Hack Rd.(C11019), Sec.3.G.3.a., to permit detached accessory building in required min. front yard; Sec.4.A.3., to reduce min. front yard setback from 40 ft. to 4.2 ft. for shed (RA-40 Zone). Motion to **continue** by Krate. Second by Sibbitt. Motion carried unanimously.

14-10 – GRANTED PER PLAN SUBMITTED to John C. Eidt, III, 36 Vista Ave.(I05113), Sec.4.A.3., to reduce left side yard setback from 15 ft. to 6 ft.; to reduce right side yard setback from 15 ft. to 8 ft. for single-family dwelling (RA-20 Zone). Motion to **approve** per plan submitted by Krate. Second by Hanna. Motion carried unanimously.

14-11 – GRANTED PER PLAN SUBMITTED to Michael Barrett, 24 Beaver Brook Rd.(K12153), Sec.6.A.3., to reduce min. side yard setback from 20 ft. to 1.6 ft.; Sec.3.G.3.c., to increase total ground floor area of accessory buildings from 50% to 91.5% when combined with other accessory buildings on the lot (IL-40 Zone). Motion to **approve** per plan submitted by Krate. Second by Hanna. Motion carried unanimously.

14-12 – GRANTED PER PLAN SUBMITTED to Stephen Surace, Powell Street (I05154), Sec.4.A.3., to reduce both side yard setbacks from 15 ft. to 9.5 ft. to overhang; Sec.4.A.3., to reduce rear yard setback from 35 ft. to 18.7 ft. to overhang; Sec.3.I.1.b., to increase projection into rear yard from 10 ft. to 25 ft. for single-family residence (RA-20 Zone). Motion to **approve** per plan submitted by Hanna. Second by Moore. Motion carried unanimously.

14-13 – Moody-Fantel Properties, Inc., 30 Shelter Rock Rd. (K15088), Sec.6.A.3., to reduce side yard setback from 20 ft. to 8.5 ft.; Sec.8.A.2.c.(4)., to permit bottom edge of excavation or fill within 5 ft. of property Line (IL-40 Zone). Motion to **approve** per plan submitted by Krate. Second by Moore. Motion carried by four positive votes. One negative vote by Sibbitt.

14-14 – GRANTED PER PLAN SUBMITTED to Maria Ripoll, Carmen D. Cianflone, Jr., Lauretta R. Cianflone, 50 Westville Ave.(G14143), Sec.4.C.3., to reduce min. lot width from 75 ft. to 56.45 ft.; Sec.4.C.3., to reduce west side yard setback from 15

ft. to 2.5 ft. to roof overhang for 2-family dwelling (R-3 Zone). Motion to **approve** per plan submitted by Hanna. Second by Moore. Motion carried unanimously.

14-15 – GRANTED PER PLAN SUBMITTED to Maria Ripoll, Carmen D. Cianflone, Jr., Laretta R. Cianflone, 48 Westville Ave. (G14144), Sec.3.H.3.a., to reduce min. lot frontage from 50 ft. to 40 ft.; Sec.4.C.3., to reduce min. lot width from 50 ft. to 40.77 ft.; Sec.3.H.3.b.(1)., to reduce lot width from street line to rear yard setback from 50 ft. to 40 ft. at street line increasing to 50 ft. at a point 60% back to rear yard setback for single-family dwelling (R-3 Zone). Motion to **approve** per plan submitted by Hanna. Second by Moore. Motion carried unanimously.

ACCEPTANCE OF MINUTES: Motion to approve the February 27, 2014, meeting minutes by Krate. Second by Sibbitt. Motion carried unanimously.

ADJOURNMENT: Motion to adjourn by Moore. Second by Krate. Motion carried unanimously at 8:41 pm.