

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**AGENDA 7:00 P.M.**

**MARCH 1, 2017**

Z-2017-3 Mr. Martine Kulesza, 53 Coralyn Avenue, SBL 138.9-1-1.  
Application for an addition. A review of drawings SP1 and 1 through 6 dated December 29, 2016, prepared by DeMasi Architects, indicates a two (2) story front and rear yard addition. The premises are located in the R1-5 Zone and are legally existing non-conforming with respect to one side yard and combined two side yard setbacks. The proposed additions will increase the dimensional non conformity and requires the following are variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yards	18'-0"	15.4'	15.4'	2.6'

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**NEW APPLICATIONS NO APPEARANCE**

Z-2017-4 Mr. & Mrs. Robert Bernstein, 227 Soundview Avenue, SBL 130.20-16-9.  
Application for an addition. A review of drawings SK-1 through SK-3 dated January 4, 2017, prepared by Manuel Design & Associates, indicates a proposed two (2) story front yard addition and a second floor addition over the existing one (1) story attached garage in the side yard. The premises are located in the R1-12.5 Zone and are legally non-conforming with respect to lot area, lot frontage and both side yard setbacks. The proposed additions will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	18%	16.21%	20.1%	2.1%
2. One Side Yard (North)	20'-0"	6'-0"	6'-0"	14'-0"
3. One Side Yard (South)	20'-0"	17.75'	17.73'	2.27'
4. Combined Two Side Yards	40'-0"	23.75'	23.73'	16.27'

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Z-2017-5 Mr. Gilbert Mancini, 52-54 Battle Avenue, SBL 125.73-10-5. Application for a new three family dwelling. A review of drawings A-1 through A-4, dated November 21,2016, prepared by DeVita Architects, indicates the proposed construction of a three(3) family dwelling. The existing building lot is located in the RM-2.5 Zone and is non-conforming with respect to minimum lot area of 5,000 square feet. The proposed construction will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Lot Frontage	75'	50'	50'	25'
2. Minimum Lot Area per Dwelling Unit	2,500 sq.ft.	-	1,436 sq.ft.	1,064 sq ft.
3. Balcony Length per Section 4.4.14.5	6.85'	-	14'-0"	7.15'
4. Maximum Story Height	3	-	3 1/2	1/2

NOTE: Property is Environmentally Sensitive Due to Steep Slopes and will require Planning Board Approval.

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