

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT

WORK SESSION: Wednesday November 30, 2022, 7:30 PM

MEETING: Thursday, December 8, 2022, 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: November 2, 2022, work session and the November 10, 2022 regular meeting

Old Business:

Block 256, Lot 3

15 Beekman Place

Applicant: Saumyag Kantharia

Applicant proposes to construct two 2 story additions and a second story addition, 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, 13.6' is proposed, a difference of 16.4' and any other variances and waivers that may be required in connection with this application. *At the request of the applicant this matter has been postponed until March 2023.*

Block 90 Lot 26

705 Lincoln Ave.

Applicant: Amy Ali

Applicant proposes to construction an addition, which will, if constructed, encroach into the Front Side Yard and require variances for Maximum Building Coverage and EGFAR. Applicant seeks relief from Borough Ordinance 230-22(B), where a Front Side Yard is 37.5' is required and proposed at 9.6'. (Note- existing Front Side yard setback is 9.6'). Ordinance 230-54(G) where a maximum building coverage permitted is 25% and is proposed at 26.68% and Ordinance 230-54(J) where a maximum EGFAR is .36 and is proposed at .393. (Max 3068.6 sq. ft- proposed at 3448.9 sq. ft.- a difference of 380.3 sq. ft.) and any other variances and waivers that may be required in connection to this application. *Continued from November meeting.*

New Business

**Block 61 Lot 14
32 Oak Knoll Rd.**

Applicant: Gregory Weisen

Applicant proposes a 1 story addition with a deck on top of the addition which will, if constructed, encroach into the rear yard setback requirement. Applicant seeks relief from Borough Ordinance 230-54-D requiring a 30 ft. rear yard setback and has proposed a 26 ft. setback from the addition to the rear yard and a 21 ft. setback from the landing/stairs to the rear yard setback. A deficiency of 4 ft. for the addition and 9 ft. for the landing/stairs and any other variances or waivers that are required in connection with this application.

**Formal Action May and Will Be Taken
*Agenda Subject to Amendment**

**Tracy Jeffery
Board Secretary**