

**AGENDA
GLEN ROCK ZONING BOARD OF ADJUSTMENT**

WORK SESSION: Monday October 7, 2024, 7:30 PM
MEETING: Thursday October 10, 2024, 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: September 4, 2024 work session meeting and the September 12, 2024 Regular meeting

Old Business:

Work Session- Discuss EGFAR- draft made to discuss

Block 127 Lot 21

432 Grove St.

Applicant: Mark Gallagher

Applicant is seeking a Use variance from Sections 230-52 and 230-53 to permit the applicant to operate his excavating business and storage of commercial vehicles and equipment used in his excavating business operations within a Residential A-2 zone and all other variances and waivers that are requested in connection to this application. *Application continuing from the February meeting. Application has requested to be carried to the April meeting. Application was carried to the May meeting. The case is to be continued to June meeting. As per applicant's attorney-request to be carried to the July meeting. Applicant's attorney requested t be carried to the August meeting. Application is carried to the October meeting without further notice.*

Block 152 Lot 8

74 Berkeley Pl.

Applicant: Amy & Glenn Handler

Memorializing resolution to approved building coverage variance.

Block 8 Lot 12

101 South Highwood Ave.

Applicant: David Cho

Memorializing resolution approving side yard setback for AC unit.

Block 130 Lot 11

568 Rock Rd.

Applicant: Kristina & Denis Gjini

Memorializing resolution approving front yard setback and a side yard setback for an addition.

Block 228 Lot 12

73 Pinelynn Rd.

Vanessa Huh & Daiji Shikama

Memorializing resolution approving a front yard and front side yard setback for an addition.

Block 33 Lot 13

1 Bergen St.

Applicant: Mt. Bethel Church

Memorializing resolution approving the requested front yard and front side yard setback for a second floor dormer addition.

New Business:

Block 71 Lot 8

641 Doremus Ave.

Michael & Bridgette Iozzia

Applicant is seeking relief for an addition from Ordinance 230-54(B) which requires a minimum Front Yard setback of 50ft. and is existing as 36.68ft. and is proposed at 31.68ft. Applicant is also seeking relief from Ordinance 230-54(J) where a maximum EGFAR of 3055.5 sq. ft. is permitted and is proposed at 3407 sq. ft., a difference of 351.5 sq. ft. and all other variances or waivers that are requested in connection to this application,

Block 52 Lot 2

71 Lowell Rd.

Applicant: Michael & Viette Grinberg

Applicant is seeking relief from Ordinance 230-51(B) for a Front Yard setback that is required at 50ft and Final As-Built for construction indicates a Front Tard Setback at 49'6", a difference of 6' and all other variances or waivers that are requested in connection to this application.

Block 12 Lot 16

159 Marlboro Rd.

Applicant: Yesenia Mendoza & Bryan Flores

Applicant is seeking relief from Ordinance 230-54(B) where a minimum front yard setback is required at 40.5' (average setback study) and is proposed at 39.63' to the vestibule, 36.13' to the front portico and 33.63' to the front steps, a difference of .87', 4.37' and 6.87' respectively. (proposed portico vestibule will align with existing nonconforming portico to be removed). Applicant is also seeking relief from Ordinance 230-54(C) where a minimum on side yard setback is 7.2' and is proposed at 5.34', a difference of 1.86' (second story will align with existing nonconformity). Applicant is seeking relief from Ordinance 230-54(C) where a minimum sum of both side yards is 15' and is proposed at 14.09' for a second story addition, a

difference of .91' (second story will align with the existing nonconforming dwelling). Applicant is seeking relief from Ordinance 230-54(D) which requires a rear yard setback of 30' and is proposed at 24.5' to the second-floor addition and 26.75' to the rear landing and steps, a difference of 5.5' and 3.25' respectively. (second story addition will align with the existing nonconforming dwelling) and all other variances or waivers that are requested in connection to this application.

Formal Action May and Will Be Taken

***Agenda Subject to Amendment**

Tracy Jeffery, Board Secretary