

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JUNE 8, 2023

Required – 25 foot front yard setback
Proposed – 14 foot front yard setback (Kossuth Street) (existing)
Proposed – 18.5 foot front yard setback (steps) (Murray Ave) (existing)

Required – 8 foot side yard setback
Proposed – 5 foot side yard setback (existing)

Required – maximum building coverage 20 percent
Proposed – 24 percent building coverage

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (existing)

Action to be taken prior to July 21, 2023

7. **22-ZB-69V** **Derek Bradshaw & Aida Gonzalez-Postponed until July 13, 2023**
Bulk Variance *No further notice required*
Block 405, Lot 25.01; Zone: R-7.5
1500 Quincey Street
Applicant would like to retain existing fence and shed, corner lot and within right-of-way easement.

VARIANCES REQUIRED:

21-501 Required – 25 foot front yard setback
Proposed – 22.3 foot front yard setback (Muriel Avenue North) (existing)
Proposed – 18.55 foot front yard setback (overhang) (Muriel Avenue North) (existing)
Required – 25 foot rear yard setback
Proposed – 22.1 foot rear yard setback (existing)

21-601 Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – fence, planter and stone curb located within the right-of-way (existing)

21-606 Required – no structure is permitted within the sight triangle
Proposed – a fence located within the sight triangle (existing)

21-619.1 Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6 foot, solid fence located within the front yard setback line (1.5 feet from Muriel Avenue North & 21.5 feet from Quincy Street) (existing)

Action to be taken prior to June 29, 2023
Attorney: Erica Edwards

8. **23-ZB-44V** **Alpesh Patel**
Bulk Variance
Block 5308, Lot 3; Zone: R-10
54 Saint Olga Place
Applicant would like to relocate existing shed and install another shed.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet
Proposed – lot area 9,660 square feet (existing)

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Required – 100 foot lot width
Proposed – 96.6 foot lot width (existing)

Required – 8 foot side yard setback for an accessory structure
Proposed – 6 foot side yard setback for an accessory structure

Required – 8 foot rear yard setback for an accessory structure
Proposed – 6 foot rear yard setback for an accessory structure

21-613 Required – 100 foot lot frontage
Proposed – 96.6 foot lot frontage (existing)

Action to be taken prior to August 31, 2023

9. **22-ZB-47V** **Leanna Komandis** **Postponed until September 14, 2023**-No further notice
Bulk Variance
Block 11203, Lot 5; Zone: R-10
231 Highland Avenue
Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet
Proposed – lot area 5,000 square feet (existing)

Required – 100 foot lot width
Proposed – 50 foot lot width (existing)

Required – maximum building coverage 20 percent
Proposed – building coverage 21.4 percent

21-613 Required – 100 foot lot frontage
Proposed – 50 foot lot frontage (existing)

21-1102 Required – a garage must measure at least 12 feet in width by 20 feet in length and shall not be obstructed with stairways, landings, etc.
Proposed – a garage measuring less than 12 feet in width by 20 feet in length

Action to be taken prior to September 5, 2023
Attorney: Rosalind Westlake

10. **23-ZB-50V** **Aamir Motiwala** **Postponed until July 13, 2023-Must Notice**
Bulk Variance
Block 6916, Lot 1; Zone: R-10
2603 Wade Street
Applicant would like to retain existing addition constructed by previous owner.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet
Proposed – lot area 9,794.27 square feet (existing)

Action to be taken prior to September 9, 2023

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11. **23-ZB-56V** **Beth Belardo**
Bulk Variance
Block 9501, Lot 12; Zone: R-20
22 Boxwood Road
Applicant would like to replace fence within an easement and retain pool within the setback.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
Proposed – lot area 15,474.57 square feet (existing)
- Required – 150 foot lot depth
Proposed – 118 foot lot depth (existing)
- Required – 40 foot front yard setback
Proposed – 22 foot front yard setback (deck) (Drake Lane) (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 4 foot front yard setback for an accessory structure (shed) (Drake Lane) (existing)
- 21-601** Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner
Proposed – a shed and a portion of the patio located over a municipal easement (existing)
Proposed – a fence located over a municipal easement
- 21-613** Required – 100 foot lot frontage
Proposed – 54.91 foot lot frontage (existing)
- 21-618** Required – a pool shall be located no closer than 40 feet to the front yard property line
Proposed – a pool located 32 feet to the front yard property line (Drake Lane) (existing)
- 21-619.1** Required – in a residential district, a fence located within the front yard setback line shall not be over 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6-foot solid fence located along the Drake Lane frontage

Action to be taken prior to September 19, 2023

12. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 25, 2023:**

- (a) **23-ZB-42V, Aatif & Jubida Qureshi; Approved.**
- (b) **23-ZB-49V, Mukesh & Aikta Sethi; Approved.**
- (c) **22-ZB-82V, Evestar Properties, LLC; Approved.**

13. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 25, 2023**

14. **ADJOURNMENT**

NEXT SCHEDULED MEETING IS JUNE 22, 2023 AT 7:30 PM