

2008 ZONING BOARD ANNUAL REPORT

Prepared by: Carolyn Cummins, Board Secretary
Date: December 9, 2008

ZB#2006-10 Hall, George
Block 116 Lots 12 & 14, 410 Highway 36 (B-1 & R-2.03 Zones)
Denied 2-7-2008

The Board denied the application for a use variance, bulk variances and site plan approval to construct/establish a rehabilitative boxing school for "at risk" youth.

ZB#2007-7 231 Bay Avenue, LLC
Block 63 Lot 19.01, 231 Bay Avenue (R-2.02 Zone)
PENDING

Application to renovate existing building to contain retail on the first floor, office and storage space, two (2) two bedroom apartments on the second floor.

ZB#2007-8 Morales, Peter
Block 108 Lot 1, 440B Highway 36 (B-1 Zone)
Withdrawn – May 2008

This was an application for a use variance to operate a marine mobile repair business at the site.

ZB#2007-9 Magrans, Michael
Block 46 Lots 2 & 3, 111/123 Bay Avenue (B-2 Zone)
Withdrawn – August 2008

This was an application to construct a mixed use structure. The applicant was seeking use and bulk variances and site plan approval.

ZB#2008-1 Blaskovich, Matthew
Block 100 Lot 26.42, 42 Gravelly Point Road (R-2.03 Zone)
Approved 4-3-2008

The Board approved the application to add a second story addition and for the keeping of an existing shed and granted the following:

Variations Granted:

Front Yard - 2-feet, where 3 feet is required
Rear Yard - .3 feet, where 3 feet is required
Building Coverage - 39.6%, where 35% is allowed
Height Variance - 21.5 feet

ZB#2008-2 Pace, Vincent
Block 34 Lot 2, 22 Prospect Street (R-1.01)
PENDING

Application to construct a new garage. A variance is needed to permit an accessory structure to be located in the front yard.

ZB#2008-3 Knox 400, LLC
Block 108 Lot 2.01, 460 Highway 36 (H-O Zone)
Withdrawn Nov. 2008

This was an application for a two story addition to the existing building. The application proposed that the entire first floor and a portion of the second floor be used as a Health Fitness Club and that the second floor existing residential apartment remain. The applicant was seeking use variance for an expansion of a non-conforming use, site plan approval and variances for lot coverage and possibly parking.

ZB#2008-4 Wood, Thomas
Block 26 Lot 9.02, 3. South Peak Street (R-1.01 Zone)
Approved 9-4-2008

The Board approved the application to remove existing front porch landing and to construct a new front porch of 10 feet by six feet.

Variances Granted:
Front Yard - 27 feet, where 35 feet is required

ZB#2008-5 Sendowski, Oren
Block 43 Lot 6 – 30 Shrewsbury Avenue (WT-R Zone)
Withdrawn 8-7-08

Application to demolish existing dwelling and construct a new one-family home. The application was seeking a use (height) variance.

ZB#2008-6 Lentz, Douglas
Block 51 Lots 1 & 2, 3 Cornwall Street (WC-1 Zone)
APPROVED 1-19-2009

The Board approved the application to enclose the existing rear porch on the residential portion of the building to increase the interior living space. A use variance was granted for the expansion of a non-conforming use. Variances were granted for pre-existing conditions for lot coverage, lot width, lot depth, front yard, side yard. The following new variances were granted:

Variances Granted:
Building Coverage - 34.2%, where 25% is allowed
Impervious Coverage - 90.3%, where 65% is allowed
Use - Expansion of non-conforming use

ZB#2008-7 Domagala, Karol
Block 21 Lot 16.01, 90 Highland Avenue (R-1.01 Zone)
PENDING

Application to construct bi-level deck attached to the rear of the existing structure.