

**Application 1454**

**Ilona Gont                      78 Hoover Drive                      Block 91.07                      Lot 8**

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Minimum Lot Area</u>	40,000 sq.ft	40,014 sq.ft	40,014 sq.ft	
<u>Min. One Side Yard</u>	30 ft	29.63'		
<u>Front Corner</u>	50 ft	55 ft		
<u>Total Side Yards</u>				
<u>Max. Bldg. Coverage</u>	12.5%	Less than 12.5%		
<u>Max. Impervious Cov.</u>	35%	Less than 35%		
<u>Max. FAR</u>	20%	less than 20%		
<u>Min. Lot Frontage</u>	150 ft	314 ft		
<u>Min. Rear Yard</u>	75 ft	76.44 ft		
<u>Front Yard Set Back</u>	50 ft	55 ft		
<u>Height of Building</u>	33 ft	Less than 33 ft		
<u>Lot Depth</u>	200'	200'		
<u>Front Fence Height</u>	4 ft high 50% open		6 ft high 50% open	2 ft high
<u>Front Fence Setback</u>	20 ft		10 ft	10 ft

The Application is carried from the August 28, 2025, Zoning Board meeting.

On 5/8/2024, the applicant was granted by Resolution 1425, the Front Fence Yard Height variance.

In the current Application 1454, the variance requested is for the Front Fence Setback.

On Oct. 23, 20, applicant appeared without council. The application was not reviewed by the Zoning Board.

**Application 1456**

Carole & Mark Steele      1 Huyler Landing Road      Block 91.08      Lots 14

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Description</u>				
<u>Minimum Lot Area</u>	40,000 sq.ft	40.014 sq.ft		
<u>Min. One Side Yard</u>	30 ft	30.30 ft		
<u>Front Corner</u>	50 ft	46.40 ft		
<u>Total Side Yards</u>				
<u>Max. Bldg. Coverage</u>	12.5%			
<u>Max. Impervious Cov.</u>	35%			
<u>Max. FAR</u>	20%			
<u>Min. Lot Frontage</u>	150 ft	153.9 ft		
<u>Min. Rear Yard</u>	75 ft			
<u>Front Yard Set Back</u>	50 ft	71.70 ft		
<u>Height of Building</u>	33 ft			
<u>Lot Depth</u>	200'	287.27'		
Max. Rear Yard Fence	6 ft., solid		7 ft.	1 ft
Max. Side Yard Fence	4 ft., 50% open		7 ft	3 ft., 50% open

The applicants would like to construct a non-conforming fence on the front yard (corner lot) at the above address

The Application is carried from the Sept 25, 2025, Zoning Board meeting.

The applicants did not attend the Oct. 23, 2025 Zoning meeting.



**Application 1459**

**Mohammed Ausaf                      190 Grant Ave                      Block 120                      Lot 1**

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Minimum Lot Area</u>	10,000 sq.ft	10.219 sq.ft		
<u>Min. One Side Yard</u>	15 ft	10.23 ft		4.77 ft
<u>Front Corner</u>				
<u>Total Side Yards</u>	35 ft	37.31		
<u>Max. Bldg. Coverage</u>	20%	21.69%		1.69%
<u>Max. Impervious Cov.</u>	30%	54.67%		24.67%
<u>Max. FAR</u>	30%	34.18%		
<u>Min. Lot Frontage</u>	100 ft	107 ft		
<u>Min. Rear Yard</u>	30 ft	41 ft		
<u>Min. Front Yard</u>	25 ft	21.04 ft	21.04 ft	3.96ft
<u>Height of Building</u>	30 ft	27'		
<u>Lot Depth</u>	100 ft	102.18		
<u>Accessory Structure in Front yard</u>	10.23 ft		8.4ft	1.83ft

Applicant constructed a patio with roof structure and front steps prior to securing approvals

Pavers on the right of way needs Mayor & Council approval

**Application 1460**

**Assaf and Liat Zipori      150 11<sup>th</sup> St      Block 145      Lots 319 – 321**

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Minimum Lot Area</u>	10,000 sq.ft	9,200 sq.ft	9,200 sq.ft	ENC
<u>Min. One Side Yard</u>	15 ft	15 ft	15 ft	
<u>Front Corner</u>				
<u>Total Side Yards</u>	35 ft	30.5 ft	30.5 ft	ENC
<u>Max. Bldg. Coverage</u>	20%	22.2%	22.2%	ENC
<u>Max. Impervious Cov.</u>	30%	32,5%%	35.5%	5.5%
<u>Max. FAR</u>	30%	N/A		
<u>Min. Lot Frontage</u>	100 ft	80 ft	80 ft	ENC
<u>Min. Rear Yard</u>	30 ft	41.6 ft	41,6 ft	
<u>Min. Front Yard</u>	25 ft	25 ft	25ft	
<u>Height of Building</u>	30 ft	28 ft	28'	
<u>Lot Depth</u>	100 ft	115ft	115 ft	

Applicant seeks to expand the existing paver patio in the rear yard and construct a pergola over the expanded patio

**Memorialization**

**Application 1453**

Max Bosco, Suzana Mamo            45 Chestnut St.            Block 56            Lots 29,30,31

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Minimum Lot Area</u>				
<u>Min. One Side Yard</u>	15 ft		12.2 ft	2.10 ft
<u>Min. Other Side Yard</u>	20 ft.		9 ft	11 ft
<u>Total Side Yards</u>	35 ft.		21.2 ft	13.10 ft
<u>Max. Bldg. Coverage</u>	20%		28%	8%
<u>Max. Impervious Cov.</u>	32.4%		37.9%	5.5%
<u>Max. FAR</u>	34.32%		44.85%	10.53%
<u>Min. Lot Frontage</u>	25 ft		22.5 ft to roof 24.3 ft to canter lever	2.5 ft to roof    0.7 ft to canter lever
<u>Min. Rear Yard</u>				
<u>Front Yard Set Back</u>				
<u>Height of Building</u>				
<u>Lot Depth</u>				

The Application is carried from the August 28, 2025 Zoning Board.

**Application was granted on Oct. 23, 2025**

**Memorialization**

**Application 1458**

Monica Alvarez & DeRohn Mitchell 152 & 158 Truman Drive Block 90 Lots 19 & 20

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Minimum Lot Area</u>	40,000 sq.ft	98,799 sq.ft	98,799 sq.ft	
<u>0Min. One Side Yard</u>	<u>30 ft</u>		<u>60.5 ft</u>	
<u>Front Corner</u>				
<u>Total Side Yards</u>	<u>60 ft</u>	<u>N/A</u>	<u>N/A</u>	
<u>Max. Bldg. Coverage</u>				
<u>Max. Impervious Cov.</u>				
<u>Max. Far</u>	<u>20 %</u>		<u>17.9 %</u>	
<u>Min. Lot Frontage</u>	<u>150 ft</u>	<u>698 ft</u>	<u>698 ft</u>	
<u>Min. Rear Yard</u>	<u>75 ft</u>		<u>105.8 ft</u>	
<u>Front Yard Set Back</u>	<u>50 ft / 50 ft</u>		<u>61.8 ft / 51.2 ft</u>	
<u>Height of Building</u>	<u>33 ft</u>		<u>36.83 ft</u>	<u>3.83 ft</u>
<u>Lot Depth</u>	<u>200 ft</u>	<u>264.6 ft</u>	<u>264.6 ft</u>	
<u>Distance Pool to House</u>				

**SWIMMING POOL**

<u>Side Yard Setback</u>	<u>15 ft</u>		<u>180.7 ft</u>	
<u>Rear Yard setback</u>	<u>5 ft</u>		<u>94.0 ft</u>	
<u>Building Setback</u>	<u>10 ft</u>		<u>31.0 ft</u>	
<u>Max. Building Coverage</u>	<u>12.5 %</u>	<u>0.5%</u>	<u>12.5%</u>	
<u>Max. Impervious Coverage</u>	<u>35 %</u>	<u>8.8%</u>	<u>31.1%</u>	
<u>Distance Pool to House</u>			<u>30'</u>	

The site is a consolidated lot combining two conforming lots and creating a large corner lot of 2.268 acres.

The property is to be developed with a new single family residence of approximately 8000 square feet living area.

**Application 1458 (cont)**

The site will also include a 6,893 sq.ft driveway and motor court, a 924 sq.ft cistern awning, a 873 sq.ft pool,

A root cellar / equipment storage shed accessory structure of 368 sq ft, a 182 foot refuse area, deck and stairs totaling 4,253 square feet.

**Application was granted on Oct. 23, 2025**