

Minutes of the Zoning Board of Adjustment Public Meeting of Wednesday,
December 10, 2014

Present are Mr. Bucco, Mr. Phillips, Mr. Phelps, Mr. Byock

Also present are Marc Leckstein, Esq., Leckstein & Leckstein.

Absent are Mr. Falco and Mrs. Friedman, who are attending a school meeting, Mrs. Anderson, and Mrs. Gotell

Continued Business, **V14-105/Jaffrey, Applicant and Property Owner: Ferkhanda Jaffrey, 477 Angel Street, Block 225, Lot 2, Use Variance** request to convert single family home into a two family home with the addition of a second story, on property located in the R 100 single family residential zone. **Jurisdiction was accepted on this application at the September meeting; the application was carried without further notice from the October to the November 12 Public Meeting, where it could not be heard due to lack of a quorum.**

Fred Kalma, Esq., attorney for the applicant, asks to carry this application to the January public meeting as there are not enough members present to vote on this use variance application.

Mr. Byock moves to carry to the January 28, 2015 Public Meeting with no further notice, seconded by Mr. Bucco, and on voice vote all members agree.

Continued Business, **V14-110/Schwartz, Applicant and Property Owner: Avram Schwartz, 24 Inglewood Lane, Block 110, Lot 54, Use Variance** request to install a 6 ft. fence in second front yard (Van Brackle Road) within a planting easement as well as a telephone and sanitary sewer easement, in the R75/PC zone, where 6 ft. fences are not permitted in a front yard area. **This application is carried from the November 12 Public Meeting, where it could not be heard due to lack of a quorum.**

At the request of the applicant, this application will be carried to the January 28 Public Meeting.

Mr. Byock moves to carry to the January 28, 2015 Public Meeting, with no further notice, seconded by Mr. Phillips, and on voice vote all members agree.

Continued Business, **V14-111/Rios, Applicant and Property Owner: Ricco and Jocelyn Rios, 102 Irongate Lane, Block 71, Lot 1, Variance** request to construct a 21 ft. x 9 ft. covered front porch; variance required for building coverage 23% proposed, 20% permitted, on single family home in the R75/PC zone. **This application is carried from the October 22 Public Meeting for noticing deficiency.**

Jocelyn Rios, the homeowner, is sworn in by Mr. Leckstein, who marks as Exhibit A-1 a survey dated July 30, 2013, prepared by Frank Sisco, and drawn in is the proposed covered front porch hand drawn in. Marked as Exhibit A-2 is a series of four photographs, showing the applicant's home, taken by the Mr. Rios.

Mr. Phelps asks if she has a contractor; she says it was all quoted. She does not have any plans with her showing what the proposed will look like. She got the idea to cover the porch from her mother's neighbor, and she wants to copy the look.

Mr. Leckstein says the Board has no idea what this is going to look like. Mrs. Rios says it is a porch with a roof on it and some pilasters in the front. She indicates she submitted all the plans to the building department. She does not know what it is going to look like. She only has a picture in her mind.

Mr. Bucco explains if the Board does not see a conceptual drawing, such as the siding, which Mrs. Rios says there will be more siding. Mr. Bucco says we need a concept of what is proposed. She says the colors will match her house. The pillars will be white, made of wood. The house is grey. There will be a gutter on the edge of the roof. It will look like a canopy with pilasters. It will go from the front door to the edge....Mrs. Rios comes to the dais to show on her survey where the proposed roof will be going. The shrubbery will be moved. Discussions at the dais say they need a picture of the entire front of the house, showing a bump out, which is where the proposed roof cover will extend to, 9 ft. The existing window will be covered.

Mrs. Rios hopes to undertake this project in March. As a result, the Board feels this should be carried to the January, 2015 meeting for additional information and pictures or drawings of what is proposed, materials to be used. She feels she should have the information by the January 28 meeting, or have it to the Board Secretary by January 18. She will also take additional and better pictures.

Mr. Bucco moves to carry the application with no further notice to the January 28, 2015 meeting, seconded by Mr. Byock, and on voice vote all members agree (Mr. Bucco, Mr. Philips, Mr. Phelps, Mr. Byock).

Meeting adjourned.

