



Zoning Board of Adjustment

SPECIAL HEARING (AGENDA)

Wednesday, February 29, 2012 @ 8:00pm

- A.) Opening Remarks
- B.) Pledge of Allegiance
- C.) Attendance
- D.) Open to the Public
- E.) Caseload: Item #'s 1 - 4 (see below)
- F.) Memorialization of Resolution(s): *3-5 Harvey Street*
- G.) Adjournment of (Special) Hearing

| | | |
|----------------|---|--|
| Item #1 | <i>Submissions:</i> 12/14/11; 1/17/12 <i>Taxes:</i> 4 th Quarter (2011) | <i>Newspaper:</i> 2/17/12 <i>200' List:</i> 1/31/12 |
|----------------|---|--|

Case #Z-2011-20
34 Laurence Court
(Block 2302/Lot 54)

Applicant(s): Gilad & Sima Evar
Representation: Mark Werner

The applicants are seeking Bulk Variance Relief for the installation of an in-ground swimming pool, patio (on-grade), rear steps and landscape wall at the subject property; the application was received

December 14, 2011 and scheduled for the December 28, 2011 Work Session, at which time, it was perfected; due to the Board's heavy caseload, the applicants were granted, pending the Board's receipt of requested items and public noticing requirements, an appearance at the **February 29, 2012 (Special) Hearing**.

Item #2

Submissions: 6/8/11; 11/8/11; 1/9/12; 1/13/12
Taxes: 4th Quarter (2011)

Newspaper: 12/31/11
200' List: 11/28/11; 2/13/12

Case #Z-2011-12
66 Taillon Terrace
(Block 607/Lot 3)

Applicant(s): Juanita Guzman
Representation: Sandra Jaquez

The applicant is seeking Bulk Variance Relief for (2) separate projects at the subject property: 1.) as-built construction of a new single-family house (NOTE: this portion of the application stems from the "Final As-Built Survey" being denied by the Zoning Officer); 2.) proposed in-ground swimming pool (spa and patio inclusive); the application was received June 8, 2011 and scheduled for the June 22, 2011 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the July 20, 2011 Hearing; due to a scheduling conflict with the applicant's engineer, the application was postponed to the September 21, 2011 Hearing; being the applicant both did not file requested items by the deadline or fulfill public noticing requirements, the case was postponed to the November 22, 2011 Hearing; due to the Board's heavy caseload, the applicant was granted an appearance at the November 28, 2011 (Special) Hearing; being the applicant both did not file requested items by the deadline or fulfill public noticing requirements, the case was postponed to the December 19, 2011 Hearing, January 18, 2012 Hearing and, again, to the **February 29, 2012 (Special) Hearing**.

Item #3

Submissions: 1/19/12; 2/16/12
Taxes: 4th Quarter (2011)

Newspaper: 2/18/12
200' List: 2/13/12

Case #Z-2012-02
42 Mc Cain Court
(Block 2102/Lot 37.02)

Applicant(s): Lowell & Michelle Mandelblatt
Representation: Selves

The applicants are seeking Bulk Variance Relief for the installation of an in-ground swimming pool (spa inclusive), patio (on-grade) and landscape wall at the subject property; the application was received January 19, 2012 and scheduled for the January 25, 2012 Work Session, at which time, it was perfected; due to the Board's heavy caseload, the applicants were granted, pending the Board's receipt of requested items and public noticing requirements, an appearance at the **February 29, 2012 (Special) Hearing**.

Item #4

Submissions: 1/13/11; 1/21/11; 2/24/11; 3/29/11; 1/9/12
Taxes: 4th Quarter (2011)

Newspaper: 8/3/11; 1/6/12
200' List: 8/3/11; 1/6/12

Case #Z-2011-02
17 Bogert Street
(Block 1710/Lot 7)

Applicant(s): Robert & Dolores Witko
Representation: Richard Abrahamsen, Esq.

The applicants are seeking Bulk Variance Relief for an as-built parking area, which is separate from the driveway and located in the front yard of the subject property; **NOTE:** the application stems from action taken by the Code Enforcement Bureau, which ascertained a prior Board decision (Case #Z-1999-25) denying Bulk Variance Relief for a similar parking area at the subject property, was not adhered to; the application was received January 13, 2011 and scheduled for the February 23, 2011 Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 7, 2011 (Special) Hearing; due to a scheduling conflict with the applicants' attorney, the case was postponed to the May 18, 2011 Hearing; due to a scheduling conflict with the applicants, the case was postponed to the June 15, 2011 Hearing; due to the Board's heavy caseload, the application was postponed to the July 20, 2011 Hearing; being the applicants both did not file requested items by the deadline or fulfill public noticing requirements, the application was postponed to the August 17, 2011 Hearing; the applicants and their engineer completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the September 21, 2011 Hearing; being the applicants did not file requested items by the deadline, the case was postponed to the November 22, 2011 Hearing and, again, to the December 19, 2011 Hearing; in order to avoid having the Board dismiss their case without prejudice for failure to prosecute, the applicants were required to file requested items and proceed with their case at the January 18, 2012 Hearing; due to the Board's heavy caseload, the applicants were granted an appearance at the ***February 29, 2012 (Special) Hearing.***