



Zoning Board of Adjustment

August 17, 2016

Work Session @ 7:30 pm

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Meeting @ 8:00 pm

Agenda

- A.) Opening Remarks;
- B.) Pledge of Allegiance;
- C.) Attendance;
- D.) Correspondence: July 21, 2016 - August 17, 2016;
- E.) Approval of Minutes: July 20, 2016 Meeting;
July 27, 2016 (Special) Meeting;
- F.) Subcommittee Assignments: August 24, 2016 Work Session- **CANCELLED**;
- G.) Open to the Public;
- H.) Caseload: Item #'s 1 - 5 (see below);
- I.) Memorialization of Resolution(s): *Case #Z-2015-05 (511 Durie Avenue/Five Eleven Durie Avenue, LLC)*;
- J.) Closed Session: Pending Litigation (Unspecified Cases);
- K.) Miscellaneous;
- L.) Adjournment of Meeting;

Item #1	<i>Submissions:</i> 8/5/16 <i>Taxes:</i> 2 nd Quarter (2016) <i>Consecutive Postponements:</i> 0	<i>Newspaper:</i> n/a <i>200' List:</i> n/a
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Case #Z-2016-07 81 Ruckman Road (Block 1501/Lot 4.01)	Applicant(s): Representation:	CrossFit Steam 2, LLC David Watkins, Esq.
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The applicant is seeking a Use Variance and Site Plan Approval for the tenancy by a fitness center/health club at the subject property; the application was received August 5, 2016 and scheduled for the **August 17, 2016 (Special) Work Session.**

Item #2	<i>Submissions:</i> 7/8/16; 7/12/16 <i>Taxes:</i> 2 nd Quarter (2016) <i>Consecutive Postponements:</i> 0	<i>Newspaper:</i> 8/4/16 <i>200' List:</i> 8/5/16
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Case #Z-2016-04 27 Brook Street (Block 1002/Lot 10)	Applicant(s): Representation:	Sean Strouth & Lisa Mahmarian-Strouth Selves
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The applicants are appealing the determination of the Zoning Officer as to whether the construction of (2) dormers at the subject property would violate prior variance relief granted by the Board (see Case #Z-2002-38); in the alternative, they would seek Amendment Approval; the application was received July 8, 2016 and scheduled for the July 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the **August 17, 2016 Meeting.**

Item #3	<i>Submissions:</i> 7/8/16 <i>Taxes:</i> 2 nd Quarter (2016) <i>Consecutive Postponements:</i> 0	<i>Newspaper:</i> 8/4/16 <i>200' List:</i> 7/29/16
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Case #Z-2016-05 20 Ryerson Place (Block 1006/Lot 3)	Applicant(s): Representation:	Jacob Vinson Self
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The applicant is seeking a Bulk Variance for the installation of a patio (raised) at the subject property; the application was received July 8, 2016 and scheduled for the July 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the **August 17, 2016 Meeting.**

Item #4

Submissions: 7/8/16; 8/1/16
Taxes: 2nd Quarter (2016)
Consecutive Postponements: 0

Newspaper: 8/5/16
200' List: 8/4/16

Case #Z-2016-06
40 Chestnut Avenue
(Block 1708/Lot 8)

Applicant(s): Kyle Khorozian
Representation: Thomas Izzard, Esq.

The applicant is seeking Bulk Variances for the construction of an addition, balcony, roof overhang, front steps/landing and driveway at the subject property; the application was received July 8, 2016 and scheduled for the July 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the **August 17, 2016 Meeting**.

Item #5

Submissions: 10/5/15; 3/1/16; 3/2/16; 5/5/16; 5/6/16
Taxes: 2nd Quarter (2016)
Consecutive Postponements: 1

Newspaper: 3/4/16
200' List: 3/4/16

Case #Z-2015-05
511 Durie Avenue
(Block 1316/Lot 9)

Applicant(s): Five Eleven Durie Avenue, LLC
Representation: David Watkins, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the conversion of an abandoned public school (formerly Village Middle School) to 33 condominiums (market rate) at the subject property; the application was received October 5, 2015 and scheduled for the October 21, 2015 (Special) Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the November 18, 2015 (Special) Work Session; being the applicant's attorney, engineer, architect and planner requested additional time to prepare, the case was postponed to the January 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the March 16, 2016 Meeting; the applicant's architect completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the April 20, 2016 Meeting; the applicant's architect completed additional testimony and the case was adjourned, pending the Board's receipt of requested items, to the May 18, 2016 Meeting; the applicant's engineer and architect completed initial and additional testimony respectively, and the case was adjourned, with no items required beforehand, to the June 15, 2016 Meeting; due to a pending reevaluation of the applicant's financing for the proposed construction, the case was postponed to the July 20, 2016 Meeting; being a full complement of the Board could not be provided, the case was postponed to the July 27, 2016 (Special) Meeting; the application (Use Variance and Preliminary Site Plan Review only) was approved by the Board; **awaiting prepared Resolution by Board Attorney to memorialize.**