

Zoning Board of Appeals
8th Agenda
April 20, 2023

NEW APPLICATION

Request of Jack Lieberman - 111 S. Liberty Drive - App. # 23-02 (Area Variance)

North Parking

Chapter 215 Article V Section 215-15A, attachment 16 Table of Bulk Requirements part II – use group ‘H’, column 7 requires minimum side yard of 20’. Proposed side yard = 5.4’. VARIANCE necessary = 14.6’.

West Side Driveway

Chapter 215 Article V Section 215-15A, attachment 16 Table of Bulk Requirements part II – use group ‘H’, column 7 requires minimum side yard of 20’. Proposed side yard = 6. VARIANCE necessary = 14’.

Parking extends into portion of lot designated R-1 residential Zoning District

Chapter 215 Article VII Section 215-36F requires parking spaces shall not be in any residence district. Proposed 17 parking spaces located 25’ within the residentially zoned portion of the parcel. VARIANCE necessary = allowance of 17 parking spaces to extend 25’ into the residentially zoned portion of the parcel.

North retaining wall height

Chapter 215 Article VI Section 215-24C requires fence/wall setback equal to 2/3 the fence height where fence height exceeds 6’. Proposed wall = 8’ high (requires 5.4’ setback), 3’ setback provided, VARIANCE necessary = 2.4’

Section: 20.11

Block: 2

Lot: 29

Zone: BU

OTHER MATTERS

Approve minutes of July 7 and July 21, 2023, meetings.