

ZONING BOARD OF ADJUSTMENT

AGENDA

August 13, 2024

7:30 P.M.

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1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of July 9, 2024

6.

**Z.B. 23-6823 Fathi & Hanan Boktor**- Continued Public Hearing to approve Bulk Variance to legalize existing two (2) backyard gazebos over an existing concrete patio in the rear yard of their property located at 49 Cannonade Drive. Block 404 lot 27 within the PAC zone.

**Carried to September 10, 2024 with no new noticing.**

**Z.B. 21-6729 405 Route 9, LLC**-Public hearing requesting a one year extension of the Conditional Use Variance and Preliminary and Final Site Plan Approval to construct two one story retail buildings located at 405 Route 9 block 288 lots 370 & 371 within the C-3 zone.

**Z.B. 22-6793 Mallboro Dream Development**- Continued Public Hearing seeking Bi-Furcated Use Variance approval to remove all existing structures and construct a 44 unit townhouse development. The project will have 36 market rate units and 8 affordable units with 116 parking site through stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone.

**Z.B. 24-6844 Cezary and Locja Gawel**-Public Hearing seeking a Bulk Variance to relocate and reconstruct a portion of the existing driveway, with additional retaining walls and grading of property, located at 120 Nolan Road block 132 lot 42 within the LC zone.

**Z.B. 24-6841 Alex Moshkovych**-Public Hearing seeking Bulk Variance to construct a 6 foot high white vinyl fence to enclose the front yard located at 2 Bluebird Lane block 412.06 lot 2 within the PAC-II zone.

**ZB 23-6821 V Arc Builders**-Public Hearing seeking Use Variance approval to construct a 99, 440 sf 2 story self-storage building located at 446 Route 79 block 132 lot 9 located within the CS zone.

**Z.B. 23-6822 Suncrest Builders**- Continued Public Hearing to approve a Bulk Variance to construct a two story dwelling located at Bartram Road Block 268 Lot 51 within the R-20 zone.

7. Resolution:

**Z.B. 23-6828 Steven DiMaggio**-Memorialization granting Bulk Variance approval to construct a 31 foot x 31 foot (961 square foot) basketball court in the rear yard of the existing dwelling located at 54 Crine Lane block 193.07 lot 7 within the R40/30 zone.

**Z.B. 24-6842 Carmine and Serina Gallo**-Memorialization granting Bulk Variance approval to construct approximately 1,300 sf of improvements consisting of a one story addition to the dwelling and a new covered porch. The existing asphalt driveway will be expanded by approximately 240 sf located at 1 Canadian Woods Road block 312, lot 138 within the R-20 zone.

Motion to adjourn: