

ZONING BOARD OF ADJUSTMENT
ANNUAL REPORT
2021

A-1 ZONE

Appeal # 4164 – Marble Arch Homes, Blanch Street/Wood Avenue, Block 475 Lot 1.
Approved the construction of a duplex (use variance) with R-7.5 zoning requirements.

R- 40 ZONE

Appeal # 4216 – Misameach, Inc. Cedarbridge Ave, Block 536 Lot 100, R-40 zone,
Approved the construction of a one story building with the footprint of 10,261 square feet, a future gym with a footprint of 4,284 square feet and associated parking areas, to be utilized by a non-profit organization called Misameach.

Appeal # 4208 – Marble Arch Homes, Drake Road, Block 251.01 Lot 87, R-40 zone.
Approved subdivision for 4 residential lots which require bulk and use variances for density.

Appeal # 4121A – 58 Drake, LLC, Drake Road, Block 251.02 Lot 17, R-40 zone.
Approved Major subdivision to create 6 single family lots.

Appeal # 3966A – Newport Estates, Block 496 Lot 2, R-40 zone
Approved 3 one year extensions of the original approval.

R-20 ZONE

Appeal # 4201 - Mordechai Eichorn – Gates Ave between Golders Green Rd and New Hampshire Ave. Block 1159, Various Lots, Block 1159.04 various lots.
DENIED amended preliminary and final major subdivision requested for the construction of duplex housing units with basement apartments and synagogue.

Appeal # 4200 – Shlomo Mendlowitz, 732 Marlin Avenue, Block 1159.01 lot 9, R-20 zone.
Approved the construction of a single family home with variance for combined side yard setback of 30 feet where 25 feet is required.

Appeal # 4203 - Sharon Rosen, 18 Eldorado Drive, Block 189.17 Lot 69, R-20 zone.
Approved the construction of a deck encroaching in the rear yard setback approved 9 feet where 20 feet is required.

R-15 ZONE

Appeal # 4181 – Brook Burnside, LLVC, Burnside Avenue
Approved subdivision along 3 paper street into 43 residential single family homes.

Appeal # 4144A – Ari Tessler, 1225 J. Scott Court, Block 186.12 Lot 25, R-15 zone.
Approved amended resolution to remove the restriction of an external entrance to the basement.

R-12A ZONE

Appeal # 4174 – Jacob Mermelstein, Erica Road, Block 1248.16 Lots 4, 5, 6 & 32, R-12A zone
DENIED A subdivision of 4 lots into 15 lots.

R-12 ZONE

Appeal # 4185 – Samuel Semah, 209 Caranetta – Block 81 Lot 8 –
Approved a non conforming shed to remain on the property.

Appeal # 4215 – Aryeh Pinter – Woodland Drive, Block 12.05 Lot 8, R-12 zone.
Approved the construction of a single family home with combined side yard setback variance of 20 feet where 25 feet is required.

Appeal # 4109 – Abraham Pillar – 102 Milton Street, Block 104.02 Lot 14,
Approved the construction of a single family home with variances for height and front yard setback.

Appeal # 4209A – Abraham Pillar – 102 Milton Street, Block 104.01 Lot 145, R-12 zone.
Approved Revised resolution from height of the building will be no more than 38.5 feet.

Appeal # 4196 – Cornerstone Suites, LLC, 138-142 John Street, block 768 Lots 5, 51 and 69.
Approved use variance for the construction of an office building.

Appeal # 4194 - Meshulim Gelman – 204 Columbus Avenue S. Block 274 Lot 1.02.
Approved the expansion of an existing basement and construct a one story addition.
Variances granted for side yard setback, combined side yard setback and lot coverage.

Appeal #4195 – Zahava Friedman, 106 Forest Drive, Block 12.01 Lot 15, R-12 zone.
DENIED the construction of a deck in the rear yard setback at 3 feet.

Appeal# 4199 – Avraham Joseph, 198 Glen Avenue South, Block 270 Lot 31, R-12 zone.
Approved the construction of an addition with variance for rear yard setback at 11.60 feet.

Appeal # 4204 – FWH Assoc, 52 Mohawk Place, Block 2.07 Lot 9, R-12 zone.
Approved variance for front yard setback along Seminole Drive of 22.9 feet where 30 feet is required.

Appeal # 4193 – Moshe Sutton, 941 Woodland Drive, Block 12.05 Lot 20,
Approved front yard setback to Lakeview Drive and combined side yard setback.

Appeal # 4185 - Samuel Semah – 209 Caranetta Drive, Block 81 Lot 8. Approved rear yard setback variance to construct a deck.

Appeal # 4178 – Marc Lubet, 75 Cedar Row, Block 24.01 Lot 20.
Approved a variance for side yard setback of 8.2 feet where 10 feet is required and approved variance for non conforming shed.

Appeal # 4170 – Jacob Miller, Gudz Road, Block 11.30 Lot 13.01,
Approved the construction of a single family home with variances approved for combined side yard setback of 20 feet and lot coverage of 34.54% where 30% is permitted.

R-12 ZONE (continued)

Appeal # 4172 – Simchas Kallah, Inc., 1798 West County Line Road, Block 2.05 Lot 8
Approved use variance to construct a 2 story building including a warehouse, office space and retail/showroom.

Appeal # 4168 – David Bernstein, Attaya Road, Block 11.04 Lot 7.01, R-12 zone.
Approved the construction of a residential home with variances for combined side yard setback of 20 feet where 25 feet is required.

Appeal # 4162 – Akiva Mayer – E. 7th Street & Somerset Avenue, Block 217 Lot 7 & Block 218 Lots 8 & 9, R-12 zone.
DENIED a use variance to construct duplexes.

Appeal # 4175 - Joseph Magid, Coughlin Avenue, Block 1077.05 Lots 27.01-27.13 & lots 4, 5, 6 & 7, R-12 zone.
DENIED a use variance to allow duplexes.

Appeal # 4165 – Prime Insurance, 960 East County Line Road, Block 208.01 Lo 16.01
DENIED the construction of an additional office building.

R-10 ZONE

Appeal #4180 – Branny Neuhaus, 464 Manetta Avneue, Block 236 Lot 12.
Approved single family home on a 9,000 square foot lot.

Appeal # 4189 – Kleins Brocha Vhatsach Trust, 48 Carey Street, Block 150.07 Lot 32.
Approved Variances approved for front setback, side setback and lot coverage.

Appeal # 4176 - Shlomo Kanarek, 27 High Street, block 782 Lot 8, R-10 zone
Approved the construction of a new home with variance for combined side yard setback.

R-7.5 ZONE

Appeal # 4177 – Mayer Auerbach, 37 Holly Street, Block 189.02 Lot 165, R-7.5 zone.
Approved the construction of an addition with variances.

Appeal # 4205 – Berl Ganez, 95 Harvard Street, Block 170 Lots 13.01 – 13.02.
Approved use variance for height at 38.5 feet for the construction of a duplex

Appeal # 4192 – Esther Frankel, 420 Laurel Avenue, Block 548 Lot 4, R-7.5 zone.
Approved use variance for duplex on an undersized lot of 9,500 square feet for 10,000 is required.

Appeal # 4183 – Yonah Weiss, Ocean Avenue, Block 538 Lots 13.01 – 13.06 R-7.5 zone.
Approved side yard setbacks of 6 feet where 7 feet is required for 3 duplexes.

Appeal # 4166 – Mordechai Ehrman - 340 Laurel Avenue, Block 536 Lot 48, R-7.5 zone.
Approved the construction of a single family home with combined side yard setback variance of 10 feet where 15 feet is required.

RM ZONE

Appeal # 4173 – Duvie Holdings, LLC, Block 548 Lot 78, Ocean Avenue,
Approved to construct 4 townhouses.

B-3 ZONE

Appeal # 4167 – Jeffrey Jerman, Turin Avenue, Block 1042 Lot 7, B-3 zone.
DENIED the construction of a single family home on an undersized lot.

B-4 ZONE

Appeal # 4115 – Hampton Development, LLC, 133 ocean Avenue, Block 248.01 Lot 65.01.
Approved a 3 story residential apartment building with ground floor parking.

B-5 ZONE

Appeal # 4184 – 590 Atlantic Avenue Colonial LLC, Block 1077.04 Lots 10.01- 11.01, 12.01,
14.01, Block 1077 Lot 15.
Approved preliminary subdivision.

Appeal # 4169 – Cellco Partnership, Locust Street, Block 1077 Lot 60.
Approved use variance to install a temporary wireless communication facility.

Appeal # 4163 – Yosef Magid, Stratford Street & Florence Street, Block 1078 Lots 1 & 3
Approved a use variance to construct 2 family dwellings.

HD-7 ZONE

Appeal # 4158 -1364 River, LLC – Block 534 Lots 7.02 – 7.08, HD-7 zone.
Approved Use variance, preliminary and final major site plan to construct a warehouse
with office and storage space.

Appeal # 4154 – 698 River Avenue, LLC, 698 River Ave. Block 423 Lots 8 & 65, HD-7 zone.
Approved a use variance for the construction of a 2 story office building and a single
family home.

M-1 ZONE

Appeal # 3874A – Rishon Associates, Block 490 Lots 6,9 & 41 M-1 Zone.
Approved setbacks for the corner lots, lot 9.42, 9.66 and 9.72