

**ZONING BOARD OF ADJUSTMENT  
AGENDA**

**APRIL 1, 2024**

**DRAFT**

- 1. ROLL CALL**
- 2. SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF MARCH 4, 2024**
- 4. CORRESPONDENCE**
- 5. OLD BUSINESS**

**4198AA – KBS Prospect Mt. LLC**, 1690 Oak Street, Block 1160.05 Lot 47, M-1 zone. To obtain use variance and final site plan approval to allow the use of this property as a catering hall.

**Appeal # 4281 – 118 Ocean Avenue, LLC**, Block 837 Lot 1, Vine & Spruce Street. To construct 6 single family lots in accordance with R-10 zoning requirements.

**Appeal # 4281A – 118 Ocean Avenue, LLC**, Block 837 Lot 1, Vine & Spruce Street. To subdivide into 6 residential lots.

**6. NEW BUSINESS**

**Appeal # 4307 Chestnut Equity LLC**, Blocks 1087, 1088, 1089, Lots various, B-5 zone  
Use variance to construct a 74 multi family building in accordance with the RM zoning.

**7. RESOLUTIONS**

**Appeal # 4187A - 309 Ocean Avenue**, Block 246 Lot 44.01, R-7.5 zone. Resolution to approve parking variance, amended site plan.

**Appeal # 4300 – 140 E. Kennedy Blvd. LLC**, 140 E. Kennedy, Block 105 lot 5, B-3  
Resolution to deny the construction of a multi family structure.

**Appeal # 4306 -Yitzchok Kozlik** – 14 James Street, Block 416 Lot 4, R-10 zone –Resolution to approve the construction of a duplex on an undersized lot required 12,000 sf proposed 11,541.