



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULARLY SCHEDULED PUBLIC MEETING
MONDAY May 22, 2023
7:00 PM

The Board may take formal action on any agenda matter and such other matters to the extent known. The public is invited to attend.

1. **ROLL CALL**

2. **APPLICATIONS TO BE CONSIDERED:**

ZB 22-27 ARMONDO & MARIA AMORIM **Block: 228 Lot: 30 TVD-R**
147 Pavilion Avenue **Zone: TVD-R**

Applicant is seeking a Use variance to convert the existing mixed-use structure into a 3-unit multi-family home. Applicant to bifurcated the application, if approved for the use variance they will return to the Board for Site Plan approval. **Carried from 3/27/23.**

ZB 22-33 BONFILIA JIMENEZ **Block: 323 Lot: 2**
124 N. Fifth Avenue **Zone: R-5**

Applicant is appealing the Zoning Officer's decision and seeking bulk variance in the alternative. **Carried from 3/27/23.**

ZB 22-31 LEON ROITBURG **Block: 135, Lot: 9**
5 Howland Avenue **Zone: R-4**

Applicant is seeking bulk variance relief to expand the existing front covered porch, interior alterations, new egress window well in basement, second-story addition over the existing first floor footprint and rear patio, and roof deck above second floor.
Carried from 4/24/23.

ZB 22-43 Sahar Family Trust **Block: 107, Lot: 6**
552 Westwood Avenue **Zone: R-2**

Applicant proposes to convert existing medical professional office to a residential use, creating two residential units onsite.

ZB 22-35 PLANETA BRASIL **Block: 123, Lot: 12**
604 Second Avenue, Suite 2 **Zone: WEDO**

Applicant is seeking a D (1) Use variance to open a check cashing store in the WEDO zone.
Carried from 3/13/23.



2. APPLICATIONS TO BE CONSIDERED: cont'd

ZB 22-44 DaCruz
221 Hamilton Avenue

Block: 376, Lot: 29
Zone: R-4

Applicant seeks approval for post-construction property improvements including one story addition to the rear of the dwelling and conversion of the detached accessory structure in the rear yard to two-stories.

ZB 23-3 Poch
1175 Ocean Avenue

Block: 15, Lot: 11
Zone: R-1

Applicant seeks approval for a 6' fence in the FY area.

3. RESOLUTIONS:

ZB 22-17 Joseph Fugnitti
346 MacArthur Avenue

Block: 387 Lot: 9
Zone: R-3

ZB 22-40 3 T's Real Estate, LLC
71 Seventh Avenue

Block: 277 Lot:17
Zone: R-4

ZB 23-1 Taylor Brady
16 Catherine Street

Block: 463 Lot: 19
Zone: R-3

ZB 23-5 Jemal Church Street School
465 Church Street

Block: 469 Lot: 11
Zone: R-3

ZB 22-26 Edgar & Margot Chaves
37 White Street

Block: 473 Lot: 14
Zone: R-3

ZB 22-7 Intelligent Group, LLC
426 Sairs Avenue

Block: 146, Lot: 5
Zone: R-4

ZB 22-9 JARED COHEN
72 Grand Avenue

Block: 242, Lot: 4
Zone: R-4

ZB 23-4 David/Karen Moreno
1138 Lincoln Court

Block: 21 Lot: 2
Zone: R-1

ZB 22-42 Gindi
252 N Lincoln Avenue

Block:7, Lot: 1.01
Zone: R-2

ZB 22-32 Virginia Hoffman
415 Broadway

Block: 265, Lot: 7
Zone: C-2

4. MINUTES
May 8, 2023

5. ADMINSTRATIVE

6. ADJOURN