Jaclyn Bradley, AICP, PP
Zoning Administrative Officer

Jennifer L. Gaffney
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**ZONING BOARD OF ADJUSTMENT**
**AGENDA FOR SEPTEMBER 14, 2023**
**7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

**CALL TO ORDER & FLAG SALUTE**

**NOTICE:**

**The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.**
**It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.**
**It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.**
**Thank you for your cooperation.**
**This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

**This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.**

**ROLL CALL**

**APPOINTMENT OF CHAIRPERSON PRO TEM**

**RESOLUTIONS**

Resolution 23-34 ZC2020-015 – 127 Route 73 | Block 228 Lot 2.02
Aducat Outdoor, LLC

**NEW BUSINESS**

**Nuri & Stefanie Boardman** MDR/100A Case #ZC2023-012
22 East Red Oak Drive, Block: 202.24, Lot: 11

The Applicant has requested the following bulk variances for fencing, low level wooden deck, and concrete patio with walkway in a secondary front yard:

a. ***Section 150.13(A)(f)*** – where accessory uses are permitted in the rear yard, the proposed deck is shown in the front yard along Acorn Hill Drive, and
b. ***Section 150.14(B)(1)(b)(2)*** – where fences are permitted in the side and rear yard, and a 6-foot fence is proposed along the front yard on Acorn Hill Drive, and
c. ***Section 150.14(B)(2)(c)*** – where a fence on a corner lot shall have the same setback as the principal structure, whereas a 3-foot setback along Acorn Hill Drive is proposed, and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**Daniel & Heather Olsen** MDR/100A Case #ZC2023-013
15 Forrest Hills Drive, Block: 304.07, Lot: 3

The Applicant has requested the following bulk variances for a proposed sport court in the rear yard:

a. ***Section 150.13(A)(6)*** – where the minimum required rear yard setback for accessory structures and uses is 15 feet, and the sport court is proposed to be 5 feet from the rear property line, and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**COMMENTS FROM THE PUBLIC**
**COMMENTS FROM THE BOARD**
**NEXT MEETING DATE(s):** September 28th, October 12th, October 26th
**ADJOURNMENT**