

**NOTE: THE MEETING WILL BE HELD IN THE
SECOND FLOOR MULTI-PURPOSE ROOM DUE
TO THE PLAN AND ZONING COMMISSION
ALSO MEETING ON THIS NIGHT**

**AGENDA
ZONING BOARD OF APPEALS
VILLAGE HALL
SECOND FLOOR MULTI-PURPOSE ROOM
TUESDAY, APRIL 7, 2009
7:00 P.M.**

APPROVE SUMMARY NOTES:

Approval of the Summary Notes of the Zoning Board of Appeals meeting – March 3, 2009

ZONING BOARD OF APPEALS:

1. **45 MEADOWVIEW DRIVE** - Consideration of a request for a variation from Appendix A, Article XVIII, Section 18.2 of the Village of Northfield's Zoning Code:

A) A variation to allow for a generator and air conditioning units to be located in a defined front yard not less than 75 feet from the lot line.

Submitted by Joe Christopoulos (Project #2009-0031)

2. **1563 MOUNT PLEASANT STREET** - Consideration of a request for a variation from Appendix A, Article IX, Section 9.4 of the Village of Northfield's Zoning Code:

A) A south front yard 14.32 foot variation from the required 30.00 feet resulting in a 15.68 foot south front yard to allow for a master bedroom and bathroom addition.

B) A north rear yard 6.00 foot variation from the required 25.00 feet resulting in a 19.00 foot north rear yard setback to allow for a laundry room addition

C) A Floor Area Ratio (FAR) variation of 793.69 square feet from the required 2,688.83 FAR resulting in a 3,482.52 total square foot FAR.

D) A lot coverage variation of 2.27 square feet from the required 3,841.18 square feet allowed by code for a total 3,843.45 square feet of lot coverage.

Submitted by G. Michael and Jan Sollitt (Project #2009-0029)

NOTE: This agenda is subject to change. Please contact the Village Hall at (847) 784-3551 the day of the meeting for status of this agenda.