

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the October 6, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Shedeed, McCormack, Friedman, Rothman, McMahon, Youseff, Thakur*
4. Swear in Staff
5. Old Business

6. Case: Z16-019
Applicant: Ramchandra Patel
Address: 3671 Kennedy Boulevard
Attorney: Robert P. Weinberg, Esq
Block: 403 Lot: 22
Zone: R-1, One and Two Family Housing District
For: Demolish existing structure to create a new 3-story, 2-family building on an undersized lot
“c” Variances: Minimum rear yard, Minimum parking garage dimensions
Decision: Approved with conditions

7. Case: Z15-057
Applicant: Chintan R. Sheth
Address: 64 Beach Street
Attorney: Charles J. Harrington, III, Esq
Block: 4301 Lot: 32
Zone: R-1, One and Two Family Housing District
For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces
“c” Variances: Minimum drive aisle width
“d” Variances: Use, Height
Decision: Adjourned to November 3, 2016; notices preserved

8. Case: Z16-030 Preliminary and Final Major Site Plan Approval
Applicant: 76 Hutton JC, LLC
Address: 99 Beacon Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 5704 Lot: 9
Zone: R-1, One and Two Family Housing District
For: 3-story, 35.5 ft rear yard expansion of an existing 3-family
“d” Variances: Expansion of a non-conforming use
Decision: Approved with conditions

9. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
 - (1) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & “d” variances #Z16-031 submitted by 371 4th Street, LLC (371 4th St.) B: 11002 Lot: 8
 - (2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-027 submitted by Oakland Waverly, LLC (83 Waverly St. & 163 Oakland Ave.) B: 4901 Lots: 22, 25 & 27
 - (3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-040 submitted by J & B 369-371, LLC (369-371 2nd St.) B: 11005 Lots: 8 & 9