

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

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, July 15, 2010 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business
6. Request for Adjournment

7. Case: Z10-012 "A" Appeal & Variance Application in the Alternative  
Applicant: Rodolfos Construction, LLC  
Address: 215 New York Avenue  
Attorney: Cynthia A. Hadjiyannis, Esq.  
Block: 757 Lot: D.1  
Zone: R-1 One and Two Family Housing District  
For: a.) Appeal of Zoning Officer's decision that a foundation and partial ground floor of a new 2-family house was constructed without required sideyards (construction stopped).

b.) Construction of new 2-family house with no side yard setbacks on a vacant undersized lot

"c" variances: Min. lot area/width; min. sideyard (both); max. bldg coverage, min. garage dimensions (both); garage min. % of ground floor area.

8. Case: Z10-002  
Applicant: Nicola Stemmer and Christina Kemp  
Address: 230.5 7<sup>th</sup> Street  
Attorney: Jorge Aviles, Esq.  
Block: 282 Lot: H  
Zone: Hamilton Park Historic District  
For: Construction of a 9'd x 12.5'w addition to the rear of the second floor of a 3-story, 1-family Townhouse on an undersized lot.

"c" variances: Minimum lot area/width/depth; Minimum rear yard; Maximum lot coverage

9. Case: Z10-013  
Applicant: Warren @ York Urban Renewal, LLC  
Address: 254-258 Warren Street, 120-124 York Street, and 106-118 York Street  
Attorney: Charles J. Harrington, III, Esq.  
Block: 102 Lot: 76 (fka T, V.1, V.2, 72) and X  
Zone: Paulus Hook Historic District  
For: Prel/Final Major Site Plan w/ "c" & "d" Variances to construct a mixed use, hi-rise building, 120 ft. 9" in height, with 139 d.u.'s, 104 on-site garage parking spaces, and 6,080 sq.ft. of ground floor commercial space  
"c" variances: Min. bldg cov.; min. lot coverage.; min. rear yard; min. side yard; min. drive aisle width  
"d" variances: Density; Height

10. Case: Z10-018  
Applicant: Vecdi Bilgin  
Address: 112 Morris Street  
Attorney: Pro se  
Block: 99 Lot: 62  
Zone: Paulus Hook Historic District  
For: Conversion of a pre-existing first floor retail space to a Category 2 restaurant (primarily take-out with some seating for on-premise eating).  
"d" variance: Use

11. **ANNUAL REORGANIZATION**

12. **MEMORIALIZATION OF RESOLUTIONS**

13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**