

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL 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 12, 2007, 6:00 p.m.**, in the **14th Floor Conference Room of 30 Montgomery St**, Jersey City, New Jersey. **Parking is available along Christopher Columbus Drive.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Requests for Adjournment
 - Case: Z07-028
 - Applicant: Las Palmas, LLC
 - Attorney: George B. Campen, Esq.
 - Address: 3224-3228 Kennedy Boulevard
 - Block: 843 Lots: 23, 24, 25
 - Zone: R-1 One and Two Family Housing District
 - For: Preliminary and Final Major Site Plan with "c" & "d" Variances to construct a 4-story multi-family apartment building, with 24 dwelling units and 24 on-site parking spaces.
 - "c" Variances: Maximum front yard (deviation from predominant)
 - "d" Variances: Use, height
 - Carried from June 21, 2007; applicant requests adjournment to August 16, 2007**

6. Old Business
 - Case: Z06-078
 - Applicant: Kristal and Taylora O'Bryant
 - Attorney: Charles J. Harrington, III, Esq
 - Address: 294 Grand Street
 - Block: 234 Lot: 189
 - Zone: R-2 Multi-Family Attached Housing (four stories or less) District
 - For: Review of material board

7.
 - Case: Z06-083
 - Applicant: Iqbal Islam
 - Attorney: Pro Se
 - Address: 73 Van Reypen Street
 - Block: 1846 Lots: D.23
 - Zone: R-3 Mid-Family Mid-Rise District
 - For: Conversion of a two family to a three family house on an undersized lot
 - "c" Variances: Min lot area, min lot width, min side yard, max lot coverage

8.
 - Case: Z06-051 Minor Site Plan
 - Applicant: 16 Hopkins, LLC
 - Attorney: Thomas Foley, Esq.
 - Address: 38 Court House Place
 - Block: 529.5 Lot: 20.B
 - Zone: R-1 One and Two Family Housing District
 - For: Minor Site Plan with "c" & "d" Variances to construct a 3-story, 3-family detached house on an oversized lot
 - "c" Variance: Minimum lot depth
 - "d" Variances: Use

9.
 - Case: Z07-024
 - Applicant: Denis Carpenter
 - Attorney: Ronald Shaljian, Esq
 - Address: 1 Minerva Street
 - Block: 1969 Lot: 24
 - Zone: R-1 One and Two Family Housing District
 - For: Construction of a single family, 2-story house on an undersized lot.
 - "c" Variances: Min lot size, min lot width, min lot depth, max floor to ceiling height, max side yard fence height, street tree requirement

10. **ANNUAL REORGANIZATION**
11. **MEMORIALIZATION OF RESOLUTIONS**
12. Executive Session, as needed, to discuss litigation, personnel, or other matters.