

**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, August 16, 2007, 6:00 p.m.**, in the **14<sup>th</sup> 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/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 July 12, 2007; adjournment requested to September 20, 2007**
  
6. Old Business
  
7. 

Case:	Z06-088 & Z06-089	Minor Subdivision & Major Site Plan
Applicant:	334 LLC & 336 LLC	
Attorney:	Joseph J. Ryglicki, Esq.	
Address:	334-336 7 <sup>th</sup> Street	
Block:	391                      Lots: G, H, I, J, K	
Zone:	R-1 One and Two Family Housing District	
For:	Minor subdivision to create two standard sized 2,500 sq ft lots. Preliminary/Final Major Site Plan with "c" and "d" variances to construct two 4-story, 3-family dwellings	
"c" Variances:	Front yard setback (deviation from predominant), min. rear yard, max. building coverage, min. front yard landscaping	
"d" Variances:	Use, Height	
  
8. 

Case:	Z06-083	
Applicant:	Iqbal Islam	
Attorney:	Jon Campbell, Esq.	
Address:	73 Van Reypen Street	
Block:	1846                      Lot: D.23	
Zone:	R-3 Multi-Family Mid-Rise District	
For:	Conversion of a 2-family to a 3-family house on an undersized lot	
"c" Variances:	Min. lot area, min. lot width, min. side yard, max. lot coverage	
	<b>Carried from July 12, 2007</b>	
  
9. 

Case:	Z07-041	
Applicant:	Christopher Douglas	
Attorney:	Pro Se	
Address:	365 Third Street	
Block:	411                      Lot: 2.C	
Zone:	R-1 One and Two Family Housing District	
For:	Construction of a single family house on an undersized, irregularly shaped lot.	
"c" Variances:	Minimum lot area, minimum lot depth, minimum side yard, front yard setback	
  
10. 

Case:	Z07-029	
Applicant:	Gopinath Kotla	
Attorney:	Charles J. Harrington, III, Esq.	
Address:	119 Cottage Street	
Block:	586.5                      Lot: 60	
Zone:	R-3 Multi-Family Mid-Rise District	
For:	Construction of a 4 story, 3-family house on an undersized lot.	
"c" Variances:	Minimum lot area, minimum lot width, minimum side yard	

11. Case: Z06-003.1 Site Plan Amendment  
Applicant: Bay City Condo, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 213-225 Bay Street  
Block: 241 Lots: A, 18, 20, 33D  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: Amendment to Final Site Plan with "c" & "d" Variances (originally approved 5/18/06) to reduce the number of units from 38 to 34; increase the height of the fifth (top residential) story by 2'8"; permit compact car spaces and make changes to the facade and interior configuration.  
"c" Variances: Minimum rear yard, parking space dimensions  
"d" Variances: Height
12. Case: Z07-035  
Applicant: Karan Agarwal  
Attorney: Jatinder Sharma, Esq.  
Address: 385 Monmouth Street  
Block: 384 Lot: D  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 4 story, two family building  
"c" Variances: Minimum lot area, minimum lot depth, minimum rear yard, maximum building coverage, minimum floor to ceiling height  
"d" Variances: Height
13. **MEMORIALIZATION OF RESOLUTIONS**
14. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**