

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

Please take notice that the Board of Adjustment took the following actions at the February 19, 2009 regular meeting:

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

7. Case: Z06-035.1 Site Plan Amendment
Applicant: Warren @ York Urban Renewal, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 254-258 Warren Street & 120-124 York Street
Block: 102 Lots: T, V.1, V.2, 72 & 73
Zone: Paulus Hook Historic District / O/R Office/Residential District
For: Amendment to Final Site Plan (originally approved on April 19, 2007) to allow the ground floor retail space to be converted into an accessory use only for building residents as an alternative, reconfigure the parking garage (reducing the number of spaces from 50 to 48), and add enclosed rooftop common area amenity space.
“d” Variance: Height
“c” Variance: Maximum area for rooftop appurtenances
Decision: Approved with conditions

8. Case: Z08-023
Applicant: Sal Con Realty, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 85 Fleet Street
Block: 566 Lot: 29.A
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variance: Minimum lot area/width/depth, Maximum building coverage
Decision: Approved with conditions

9. Case: Z08-022 “A” Appeal
Applicant: Perrault Jean-Paul
Attorney: Pro Se
Address: 23 Magnolia Avenue
Block: 511 Lot: K.1
Zone: R-1 One and Two Family Housing District
For: An appeal of the zoning officer’s decision that a parking space was unlawfully created between the building and street line; applicant seeks Certification of a pre-existing nonconforming accessory use contending that the parking space existed prior to the 2001 change in the zoning ordinance that made it not permitted.
Decision: Zoning Officer’s decision affirmed

10. Case: Z08-048
Applicant: A & A Francisco Construction, Inc.
Attorney: Charles J. Harrington, III, Esq.
Address: 135 Poplar Street
Block: 890 Lot: 44
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house (*construction partially completed*)
“c” Variance: Minimum side yard setback, Front yard setback
Decision: Approved with conditions

11. **MEMORIALIZATION OF RESOLUTIONS**
 - (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” and “c” variances, #Z07-056 submitted by Kevin Kelly (100 South St) B: 782 Lot: D
 - (2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z08-032 submitted by Vigilant Holdings, LLC (349 4th St) B: 387 Lot: 32

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON