

**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, January 17, 2013 at 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. Swear in Staff
5. Correspondence
6. Old Business
7. Request for Adjournment:
8. **Adoption of 2011 Annual Zoning Report**
  
9. Case: Z08-057 & Z08-061 Minor Subdivision & Minor Site Plan  
Applicant: Cheryl and James Cardinali  
Address: 358 Seventh Street aka 203 Brunswick Street  
Attorney: Constantine Bardis, Esq.  
Block: 9802 fka 417 Lot: 19 fka L  
Zone: R-1 One and Two Family Housing District  
  
For: **a. Z08-57** Minor Subdivision to create two undersized lots from a single already undersized lot for the purpose of demolishing the rear single story structure and constructing a 3-story single family house on a new 20' x 25' lot.  
"c" variances: Min lot area/width/depth, min rear yard  
"d" variances: Expansion of a Nonconforming Use  
**Carried from December 13, 2012**  
  
**b. Z08-061** Construction of a 3-story single family house on a new 20' x 25' lot (following subdivision, if approved)  
"c" variances: Min lot area/width/depth, min rear yard, max building cov., max lot coverage  
"d" variances: Expansion of a Nonconforming Use  
**Carried from December 13, 2012**
  
10. Case: Z12-038  
Applicant: Henry Skipper  
Address: 349 Claremont Avenue  
Attorney: Pro Se  
Block: 22203 fka 1780 Lot: 12 fka 10  
Zone: R-1 One and Two Family Housing District  
For: Construction of a two family house, previously destroyed by fire, on an undersized lot  
"c" variances: Min lot area, Min lot depth, Min side yard, Min rear yard, Max building coverage, Min garage dimensions, Min front yard landscaping
  
11. Case: Z12-032  
Applicant: Michael Ryan  
Address: 292 Barrow Street aka 68 Mercer Street  
Attorney: Jon Campbell, Esq.  
Block: 12906 fka 238 Lot: 41  
Zone: Van Vorst Park Historic District  
For: Expansion of the pre-existing, nonconforming restaurant at 292 Barrow Street into both floors of an existing, separate, nonconforming 2-story structure and use at the rear of the lot at 68 Mercer Street.  
"d" variance: Expansion of a Nonconforming Use
  
12. Case: Z12-035  
Applicant: 349 Third Street Enterprises, LLC  
Address: 349 Third Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 110004 Lot: 5  
Zone: NC – Neighborhood Commercial District  
For: Convert a portion of ground floor commercial space (approved at 2,845 sq ft to be reduced to 1,380 sq ft) to a 3-bedroom unit at the rear.  
"d" variance: Use
  
13. **MEMORIALIZATION OF RESOLUTIONS**
14. Executive Session, as needed, to discuss litigation, personnel, or other matters

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**