

IN THE MATTER OF THE APPLICATION)

OF

KURT D. BREVET)

BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Hawthorne that the application of **Kurt D. Brevet** to make a two story, 13.7' x 12.12', addition to the rear of an existing single family dwelling at 7 Cedar Lane, Block 104, Lot 29.31, in the R-2 Residence zone requiring centerline setback and side yard, single and combined, variances, be and the same is hereby **GRANTED** and this Board does hereby memorialize and confirm the action taken on June 16, 2014 in the above matter. The foregoing approval is subject to concurrent approvals of any other board or agency with appropriate jurisdiction, as well as compliance with the Building Officials Code Annotated and all other ordinances of the Borough of Hawthorne.

Moved:

Seconded:

	Yea	Nay	Abstain	Absent
De Ritter	<u> x </u>	___	___	___
Duffy	<u> x </u>	___	___	___
Gallagher	<u> x </u>	___	___	___
Chamberlin	<u> x </u>	___	___	___
Schroter	<u> x </u>	___	___	___
Terraglia	<u> x </u>	___	___	___
Melfi	___	___	<u> x </u>	___
Agnello	<u> x </u>	___	___	___
Hallock	<u> x </u>	___	___	___

IN THE MATTER OF THE APPLICATION)	BOARD OF ADJUSTMENT
))
))
OF	Borough of Hawthorne
))
)	RESOLUTION MEMORIALIZING
))
Kurt D. Brevet	PREVIOUS ACTION

WHEREAS, Kurt D. Brevet has applied to the Zoning Board of Adjustment of the Borough of Hawthorne to make a two story, 13.7' x 12.12', addition to the rear of an existing single family dwelling at 7 Cedar Lane, Block 104, Lot 29.31, in the R-2 Residence zone requiring centerline setback and side yard, single and combined, variances, and

WHEREAS, a public hearing on the application was held by the Board on June 16, 2014 and

WHEREAS, this Board of Adjustment of the Borough of Hawthorne, at its public meeting of June 16, 2014 did make the following findings of fact, determinations and decision:

FACTS:

1. The required notice was given and published and proof thereof was filed with the Board.
2. The premises in question are owned and occupied by the Applicant and consist of a single family home at 7 Cedar Lane, Block 104, Lot 29.31, in the R-2 Residence Zone.
3. The request is for approval of a two story addition to the rear of the single family home to "square off" the rectangular shape enlarging a bedroom and adding a master bath. Variances are required as follows:

Centerline:	32.20 feet required	17.8 feet provided.
Single side yard:	10 feet required	6.13 feet provided
Combined side yards:	20 feet required	16.7 feet provided

The deficiencies are all pre-existing created by the location of the 100 year old house on the lot.

4. No member of the public spoke on the matter.

DETERMINATIONS:

1. The location of the preexisting building on the lot creates a hardship for the applicant.

3. The proposed improvement would conform to the existing neighborhood development and, accordingly, confer a benefit substantially greater than the minor detriments of the plan.

2. This Board determines that, as in the past, where the location of the existing building or buildings has created a violation of a later adopted ordinance, the Board will look favorably on an application for development which does not aggravate existing non-conforming conditions and is consistent with the neighborhood development.

4. For the foregoing reasons, this Board finds there would be no substantial impairment of the intent and purpose of the Zone plan and ordinance if the application were to be granted.

NOW THEREFORE, BE IT RESOLVED that the application of **Kurt D. Brevet** to make a two story, 13.7' x 12.12', addition to the rear of an existing single family dwelling at 7 Cedar Lane, Block 104, Lot 29.31, in the R-2 Residence zone requiring centerline setback and side yard, single and combined, variances, be and the same is hereby **GRANTED** and this Board does hereby memorialize and confirm the action taken on June 16, 2014 in the above matter. The foregoing approval is subject to concurrent approvals of any other board or agency with appropriate jurisdiction, as well as compliance with the Building Officials Code Annotated and all other ordinances of the Borough of Hawthorne.

The undersigned, Raymond G. Hallock, Chairman, does hereby certify that the above is a true copy of a memorializing resolution adopted by the Board of Adjustment of the Borough of Hawthorne on July 21, 2014.

