

BOROUGH OF HILLSDALE
2024 Annual Planning/Zoning Report on Variance Applications

Table of Variance Application Decisions

Application Number	Variance Type Approved	Block/ Lot	Zone District	Address	Applicant Name	Resolution Date	Variance Approved/Denied
PZ-04-23	Pool Patio & Pool Equipment Setback	202/26	R-2	6 Willowbrook Road	Ramoutar/Bonomolo	February 8, 2024	Denied
PZ-03-23	Pool Patio Setback	105/7	R-1	38 Glen Hook Road	Arnt	March 14, 2024	Approved
PZ-05-23	Front Yard Setback, Combined Side Yard Setback, Rear Yard Setback, Building Coverage, Impervious Coverage, F.A.R.	1622/4	R-4	307 Evergreen Street	Irene Davis Revocable Trust	April 30, 2024	Approved
PZ-06-24	Fence	2201/12	R-2	5 Strawberry Hill Road	Illian	June 13, 2024	Approved
PZ-05-24	Rear Yard Setback	504/7	R-3	11 Ellen Court	Cortes	July 11, 2024	Approved
PZ-07-24	Side Yard Setback, Combined Side Yard Setback, Rear Yard Setback	2201/20	R-2	7 Cherry Hill Court	Sabatie	August 8, 2024	Approved
PZ-08-24	Front Yard Setback	1303/4	R-3	12 Avon Court	DiPisa	August 8, 2024	Approved
PZ-01-24	Building Coverage, F.A.R.	1401/10	R-4	59 Central Avenue	Germaine	September 12, 2024	Approved
PZ-09-24	Front Yard Setback, Rear Yard Setback, Building Coverage, Impervious Coverage, F.A.R.	2624/10	R-4	215 Lincoln Avenue	Larsen	October 22, 2024	Approved

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Summary of Variance Application Decisions

<u>“C”/Bulk Variances</u>			
<u>Variance Type</u>	<u>Number Approved</u>	<u>Number Denied</u>	<u>Total</u>
Front Yard Setback	3	0	3
Side Yard Setback	1	0	1
Combined Side Yard Setback	2	0	2
Rear Yard Setback	4	0	4
Impervious Coverage	2	0	2
Building Coverage	3	0	3
Swimming Pool Setback	1	0	1
Swimming Pool Equipment Setback	0	1	1
Fence Height	1	0	1
<u>“D”/Use Variance</u>			
Use Variance (d1)	0	0	0
Non-Conforming Use (d2)	0	0	0
Conditional Use (d3)	0	0	0
Floor Area Ratio (d4)	3	0	3
Density (d5)	0	0	0
Height Variance (d6)	0	0	0
<u>Appeals/Interpretations</u>			
Appeal Admin. Officer Decision	0	0	0
Ordinance/Map Interpretation	0	0	0