

Variance & Wavier Requests

828 Livingston Avenue, N.B., LLC

1. §205-9.1 ~ Site Plan Requirement – we are hereby requesting a waiver of site plan.
2. §205-65(A) ~ Permitted Uses in the C-1 Neighborhood Commercial Districts ~ Applicant proposes to legitimize an existing use of the 1.5 story building as a sober living facility, whereas a sober living facility is not a permitted use in the zone
3. §205-65 (B)(1) ~ Applicant proposes no delineated on-site parking spaces, whereas off-street parking subject to the provisions of Article XXIV is a required accessory use in the zone.
4. §205-96A ~ Applicant proposes to keep an existing gravel driveway and parking area, whereas all parking areas, passageways and driveways shall be surfaced with a dustless, durable, all-weather pavement, clearly marked for car spaces.
5. §205-96E ~ Parking is not allowed in the front yard and parking in the front yard is existing and proposed.
6. §205-98B(3) ~ No driveway to or from a parking area shall be located closer than 100 feet to the nearest right-of-way line of an intersecting street and 56± is existing and proposed.
7. §205-98B(5) ~ Driveways may not be less than 25 feet wide and 17 feet is existing and proposed.