



B. Applicant - Robert & Stefanie Phythian (23-007824)  
Location - 1886 Eleanor Avenue  
Zoning - R3  
Purpose: Minor Variance The applicants are proposing to demolish an existing two-car detached garage and construct a new, larger, two-car detached garage in the rear yard. Three variances are requested: 1.) A setback of 3' is required from interior property lines; a 1' setback is proposed from the southern and eastern property lines, for a variance of 2' each. 2.) The zoning code requires eaves to be set back 1' from property lines; a setback of 0.66' is proposed from the southern property line, for a variance request of 0.33'.

**Laid over until March 20, 2023 Meeting 6-0**

~~C. Applicant - Ian Dees (23-013921)  
Location - 793 Howell Street North  
Zoning - R4  
Purpose: Major Variance The applicant is proposing to demolish the existing single-family dwelling on the southern portion of this property and construct a new single-family dwelling on the northern portion. The zoning code states that above grade window and door openings shall comprise at least fifteen (15) percent or 139.27 square feet of the total area of the northern façade of his home (928.5 square feet) facing a public street or sidewalk; the applicant is proposing ten (10) percent or 92.85 square feet, for a variance request of five (5) percent or 46.42 square feet.~~

**Rescheduled to March 20, 2023 Meeting**

D. Applicant - Donovan Adesoro & Michael Williams (23-015408)  
Location - 810 Atlantic Street  
Zoning - RT1  
Purpose: Major Variance The applicant is proposing to construct a duplex on this vacant property. The zoning code requires a lot size of 3,000 square feet per unit for a duplex, for a total of 6,000 square feet; this property is 5,261 square feet, for a variance request of 739 square feet.

**Approved with conditions 5-1**

V. Adjourn.