

AGENDA
ZONING BOARD OF ADJUSTMENT, CITY OF ENGLEWOOD
SPECIAL MEETING, CONDUCTED VIA ZOOM – August 14, 2025 8:00 PM

1. Call to Order
File ZBA-25-009, Dwight-Englewood School, 315 E Palisade Ave, Block 1901, Lot 8.03 (last heard on 7/17/25)
The applicant is requesting an approval to increase the enrollment from permitted 1,060 students to 1,100 students
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Continued Hearing
File ZBA-25-013, Robert Sholomon, 407 Gloucester St, Block 3702, Lot 10 (last heard on 7/28/25)
The applicant is requesting C(1) and C(2) variances to permit a construction of two-story addition to the right side of the dwelling to provide for a two-car garage on the 1st floor and living space on the 2nd floor, and reconstruct the existing driveway. Relief is sought for building coverage, combined side yard setbacks, and driveway width requirements
5. Continued Hearing
File ZBA-25-017, 19WIVY LLC, 19 W Ivy Ln, Block 701, Lot 17
The applicant is requesting a D(1) variance to permit a construction of a new two-story, two-family residential dwelling with related site improvements including landscaping, grading, installation of utilities, stormwater infrastructure and tree removal. Relief is sought for permitted use in R-D district, where single-family use only is permitted.
6. New Hearing
File ZBA-25-018, 21WIVY LLC, 21 W Ivy Ln, Block 701, Lot 16
The applicant is requesting a D(1) variance to permit a construction of a new two-story, two-family residential dwelling with related site improvements including landscaping, grading, installation of utilities, stormwater infrastructure and tree removal. Relief is sought for permitted use in R-D district, where single-family use only is permitted.
7. New Hearing
File ZBA-25-003 Cham Doen Presbyterian Church, 24 W Sheffield Ave, Block 2603, Lot 7.01
8. Adoption of Memorialization Resolutions
04/17/2025, 04/28/2025, 05/15/2025, 06/12/2025, and 06/23/2025
9. Approval of minutes of previous meetings
04/17/2025, 04/28/2025, 05/15/2025, 06/12/2025, and 06/23/2025
10. Adjournment

Next scheduled meeting is Thursday, August 21, 2025

(For Zoom Information, see Page Two)

Englewood Zoning Board of Adjustment is inviting you to a Zoom webinar!

When: August 14, 2025 08:00 PM Eastern Time (US and Canada)

Topic: Englewood Zoning Board of Adjustment Special Meeting

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84162753565?pwd=OEWr77C7w0O7uUzPQI9Scnru1mfh68.1>

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