

**BOARD OF APPEALS ZONING**  
**NO MEETING**

**CALENDAR NO**

**JANUARY 2019**

Z-2018-5 White Plains Hospital Center, 34 East Post Road, SBL 130.27-2-4.  
Application to Appeal the December 18, 2017 determination of the Commissioner of Buildings for an amendment to a special permit for a service station to allow construction of a convenience store.

Z-2018-39 Ms. Ursula Izzo, 47 Park Circle, SBL 125.50-3-13  
Application for a rear yard deck. A review of drawings A101 to A105 and GN01, dated July 19, 2018, prepared by Gismondi Architects, indicates the proposed legalization and reconstruction of the rear yard deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to side yard setbacks. The rear yard deck was not constructed under permit and does not comply with the rear yard setback. The proposed legalization and reconstruction will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard Setback	25'-0"	15'-0"	17.7'	7.3'

---

**NEW APPLICATIONS NO APPEARANCE**

Z-2019-1 Mr. Stephen Veneruso, 23 Blackthorn Lane, SBL 130.20-1-4  
Application to expand existing second floor room over garage. A review of drawings A01 to A03, A05 and A08 to A10, dated November 16, 2018, prepared by Justin Minieri, AIA, indicates the proposed second floor expansion of the existing above garage space. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to lot area, lot frontage and side yard setbacks. The proposed reconstruction and expansion of the second floor space will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	9.8'	16.1'	3.9'
2. Combined Two Side Yard Setback	40'-0"	24.9'	31.2'	8.8'

Z-2019-2 Howard & Janice Tanner, 17 Hewitt Avenue, SBL 138.05-18-7  
A review of drawings A-001.00 through A-006.00 dated October 30, 2018, prepared by Thomas E. Haynes Architect, indicates a proposed partial second floor over existing and a one (1) story rear yard addition. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to side yard setbacks and all building coverage. The existing rear yard deck was legalized and granted a rear yard setback variance on September 15, 1995. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yard Setback	18'-0"	16'-0"	16'-0"	2'-0"
2. Rear Yard Setback	25'-0"	25'-0"	20'-6"	4'-6"
3. Main Building Coverage	25%	22.64%	28.36%	3.36%