

BOARD OF APPEALS ZONING

CALENDAR NO

FEBRUARY 1, 2023

Z-2022-24 37 Lake LLC/Vito DiMatteo, 37 Lake Street, SBL 126.53-1-9
Application to construct a multi-family dwelling. A review of the architectural drawings dated September 16, 2022, prepared by Dimovski Architecture, indicates the proposed construction of a four (4) story, seven (7) unit multi-family dwelling. The property is located in the B-3 Zone. Based on the existing building lot area, the zoning ordinance will permit a six (6) dwelling unit building. The proposed seven (7) dwelling unit building will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Lot Area per Dwelling Unit	800 S.F.	-	713 S.F.	87 S.F.

Z-2022-25 Mr. Stephen Sohl, 12 Patricia Lane, SBL 138.05-7-38
Application to erect a fence. A review of drawing S-100, and photo sheet, with a receipt date of November 4, 2022, indicates a side yard fence above a variable height retaining wall along the west property line. The 6'-0" high fence installed above the 3'-6" high portion of retaining wall exceeds the height limit of Section 4.4.16 of the White Plains Zoning Ordinance. The applicant is requesting an area variance for fence/wall height.

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Maximum Fence / Wall Height	6'-0"	-	9'-6"	3'-6"

Z-2022-27 Ari & Davida Rosenstrauch, 3 New York Avenue, SBL 130-58-6-1
Application to construct an addition. A review of drawings 1 through 4, dated December 19, 2022, prepared by Architectural Consultants, indicates a proposed one (1) story rear yard addition. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to lot frontage, one (1) side yard and combined two (2) side yards. The proposed addition will increase the side yard non-conformity and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One (1) Side Yard Setback	20'-0"	10.5'	10.5'	9.5'
2. Combined Side Yards Setback	40'-0"	31.6'	31.6'	8.4'

NEW APPLICATIONS NO APPEARANCE

Z-2023-1 Mr. Steven Nigro, 459 South Lexington Avenue, SBL 130.16-4-15
Application to construct an addition. A review of drawings T-01, A-01 and A-02 dated August 9, 2022, prepared by Josh Flowers, R.A., indicates a proposed second floor addition over existing. The property is located in the R1-5 Zone, and is legally existing non-conforming with respect to front yard, one side yard and combined two side yard setbacks. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yards Setback	18'-0"	13.18'	13.18'	4.82'