

BOARD OF APPEALS ZONING
AGENDA 7:00 PM

CALENDAR NO

APRIL 3, 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-2019-9 Mr. Arundhati Older, 6 Teramar Way, SBL 138.13-2-5
Application for a two (2) story rear yard addition. A review of drawing 1 of 1, with no date, prepared by Robert S. Everett, Architect, indicates the proposed construction of a two (2) story rear yard addition. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to 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 Yard Setback	40'-0"	29'-0"	35.6'	4.4'

Z-2019-10 Westpark Associates NY LLC, 1111 & 1129 Westchester Avenue, SBL 131.16-1-1
Application to construct a new three-level parking structure. A review of drawings A1 to A5 dated September 6, 2017 and SP-1 to SP-14 with revision date of September 8, 2017 indicates the proposed construction of a three (3) level parking garage with above garage solar array and guard booths. The premises are located in the C-O Zone where a parking garage is a permitted accessory use. The site is environmentally sensitive and is subject to the regulations of Section 4.4.25. The approving agency for this use, per Section 7.2 of the Zoning Ordinance, is the Common Council. However, per Section 7.4.4, the application is deemed incomplete since it does not comply with all the Regulations of the Zoning Ordinance. The application does not comply with All Building Coverage per Section 5.3 Schedule of Dimensional Regulations. The height of the solar array is permitted per Section 4.4.15.5 of the White Plains Zoning Ordinance. Therefore, the following area variance is required:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Building Coverage	10%	8.47%	13.31%	3.31%

NEW APPLICATIONS NO APPEARANCE

CALENDAR NO

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APRIL 3, 2019

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Z-2019-11 Mr. Gumesindo Salas, 86 Waller Avenue, SBL 130-28-7-18
Application to reconstruct a two-car detached garage. A review of drawings T-1 to T-3, A-1 and D-1, dated February 8, 2019, prepared by JL Architecture, indicates the reconstruction of the dimensionally non-conforming rear yard two (2) car detached garage. The garage, damaged by a fallen tree, will be rebuilt upon the existing foundation with the garage floor slab to remain. The property is located in the R2-2.5 Zone. The applicant indicated that the proposed reconstruction cost will exceed 75% of the replacement cost of the entire building. Therefore, per Section 4.3.4.1 of the Zoning Ordinance, the reconstruction shall be in compliance with the provisions of the ordinance. It is proposed to rebuild the garage on the existing foundation and constructed of non-combustible, fire-resistive material. Therefore, the rear yard setback will comply with footnote (i) of Section 5.3 and the applicant is requesting an area variance for the side yard setback as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure				
Side Lot Line Setback	5'-0"	0.96'	0.96'	4.04'

Z-2019-12 Mr. Antonio Casinelli, 3 June Court, SBL 138.10-4-13
Application to legalize a shed. A review of the survey and framing sketches provided with the application indicates an existing rear yard 10'-0" x 10'0" shed. The premises are located in the R1-12.5 Zone. The shed was built without benefit of a building permit and does not comply with accessory structure setbacks. The applicant wishes to legalize the shed and requests the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure				
Side Lot Line Setback	10'-0"	7'-8"	7'-8"	2'-4"
2. Accessory Structure				
Rear Lot Line Setback	10'-0"	7'-8"	7'-8"	2'-4"