

BOARD OF APPEALS ZONING

AGENDA 7:00 PM

MAY 1, 2019

CALENDAR NO

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-2019-11 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"

Z-2019-13 Southern Land Company, 250 Mamaroneck Avenue (YMCA), SBL 130.28-9-3
Application to construct a new multifamily apartment building on the property. A review of the Zoning/Site Plan drawings dated March 22, 2019, prepared by Sullivan Architecture, P.C., indicates the proposed construction of an eight (8) story, 173-unit multi-family apartment building. The improved property is located in the BR-2 Zone. The proposed new building will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard	5'-0"	15.1'	0'-0"	5'-0"
2. Rear Yard	25'-0"	19.4'	10'-0"	15'-0"

BOARD OF APPEALS ZONING
AGENDA 7:00 PM

CALENDAR NO

MAY 1, 2019

....continued

NEW APPLICATIONS NO APPEARANCE

Z-2019-14 Sal Grasso, 40 Gedney Circle, SBL 131.17-7-20
Application to install a fence. A review of the submitted marked up survey indicates the proposed replacement of the existing rear lot line six (6') foot high fence with an eight (8') foot high fence. The property is located in the R1-5 residential zone. The proposed 8'-0" high fence does not comply with Section 4.4.16.1 of the Zoning Ordinance which requires fences located in required yards, other than front and those abutting a street, to be no more than 6'-0". Therefore, the applicant is requesting an area variance for that portion of fence along the rear lot line as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Fence Height	6'-0"	6'-0"	8'-0"	2'-0"

Z-2019-15 Gretchen Reising & Michael Owen, 16 Richbell Road, SBL 131.18-9-14
Application to construct a new front yard addition. A review of Drawings A-1 through A-7, with Drawing A-1 dated April 4, 2019, prepared by John G. Scarlato Jr., R.A., indicates the reconstruction of the fire damaged first floor framing and a new two (2) story front yard addition. 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 front yard addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard	25'-0"	35.74'	22'	3'
2. One Side Yard	20'-0"	12.1'	12.5'	7.5'
3. Combined Two Side Yards	40'-0"	24.4'	24.8'	15.2'

Z-2019-16 Nicholas Calapa, 106 Alexander Avenue, SBL 130.24-5-13
Application to legalize a rear yard porch. A review of a site plan and photos submitted with the application indicates the legalization of an enclosed, screened-in rear yard porch on existing deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to accessory structure side yard setback. The screened-in enclosure was constructed without benefit of a permit and the legalization will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Separation Distance Between Structures	10'-0"	8.6'	8.6'	1.4'

NEW APPLICATIONS NO APPEARANCE

Z-2019-17 Long H Ranch, LLC / Daniel Henderson, 74 Longview Avenue, SBL 130.12-1-6
Application to construct a one (1) story rear yard addition and front entry portico. A review of the architectural drawings dated January 19, 2019, prepared by Susan M. Riordan AIA, indicates a one (1) story rear yard addition and a front entry portico. The property is located in the R2-4 Zone and is legally existing non-conforming with respect to side yard setbacks. The proposed additions do not increase the non-conformities but will increase building coverage and therefore will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	25%	26.4%	29%	4%