

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**MAY 3, 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-2023-2     Memorial United Methodist Church, 250 Bryant Avenue, SBL 131.06-1-4  
Application to install a solar canopy. A review of drawings G-001, PV-100, PV-100.1, PV-102, PV-200, PV-509, L-100 and L-105, prepared by Tectonic Engineering, indicates the proposed installation of a solar canopy over rear yard parking lot. The property is located in the R1-12.5 Zone. The proposed solar array construction and location does not fully comply with Section 4.4.21.12, Solar Parking Canopy, and will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Canopy Height, Section 4.4.21.12.6	15'-0"	-	22'-11"	7'-11"
2. Setback, Side, Section 4.4.21.12.4	30'-0"	-	20'-5"	9'-7"
3. Setback, Rear, = Section 4.4.21.12.4	30'-0"	-	10'-0"	20'-0"

Z-2023-5     Warren & Liliane Zuckerman, 141 Clinton Street, SBL 125.36-3-30  
Application to construct an addition. A review of drawings A-000, A010, A100, A400 and A700, dated January 25, 2023, prepared by RPD Architecture & Design, indicates a one (1) story front yard addition and covered front porch. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to combined two side yards setback. The proposed addition will increase the non-conformity and require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two (2) Side Yards Setback	18'-0"	14.51'	14.51'	3.49'

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Z-2023-6 Mr. Tom Lulgjuraj, 135 Davis Avenue, SBL 130.12-19-9  
Application to construct a 2-car garage. A review of drawings A.001 dated 10/30/18 and A.002 through A.005 dated 03/05/23, prepared by Haynes Architecture P.C., indicates the proposed addition of an attached two (2) car garage in the side yard. The property is located in the R1-5 Zone and the addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two (2) Side Yards Setback	18'-0"	38.7'	16.1'	1.9'

Z-2023-7 Ms. Nina-Adamo Crescenzi, 27 Bryant Avenue, SBL 130.12-19-2  
Application to construct an addition. A review of drawings A.01 to A.03, SP.01 and A1.01 to A1.03 [Sic] dated February 4, 2023, prepared by AMA, indicates a proposed one (1) story side yard addition. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to one (1) side and combined two (2) side yard setbacks. The proposed addition will increase these non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One (1) Side Yard Setback	7'-0"	4.9'	4.9'	2.1'
2. Combined Two (2) Side Yards Setback	18'-0"	17.6'	17.6'	0.4'

Z-2023-8 Ms. Mary Gladys Barrett, 443 Main Street, SBL 126.53-3-8  
Application to construct a multi-family dwelling. A review of drawings A-1 to A-5 with latest date of December 29, 2022, prepared by Benjamin Schaffer, Architect, indicates the proposed construction of a four (4) story, multi-family dwelling. The property is located in the RM-1 Zone with the Planning Board as the approving agency due to parking requirements. Required variances need to be approved by the Board of Appeals prior to submission for site plan approval. The proposed multi-family building will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Lot Frontage	75'-0"	50'-0"	50'-0"	25'-0"
2. Maximum Story Height	3	-	4	1
3. Maximum Height, Feet	35'-0"	-	38'-6"	3'-6"

Z-2023-9 New York and Presbyterian Hospital, 1111-1129 Westchester Avenue, SBL 131.16-1-1  
Application for a second two-(2) year extension of the resolution granting an area variance for All Building Coverage during the construction of a three-level parking structure with solar panels over the top level.

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**NEW APPLICATIONS NO APPEARANCE**

Z-2023-10 Mr. Roni Sarig, 261 Chatterton Parkway, SBL 130.24-5-8  
Application to construct a deck. A review of drawing A1.0 dated March 13, 2023, prepared by LeTo Architecture & Design, indicates the construction of a proposed rear yard deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to main building coverage and combined two (2) side yards setback. The proposed deck addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Buildings Coverage	30%	29.9%	31.3%	1.3%
2. Minimum Distance from Accessory Structure	10'-0"	12'-6"	7'-10"	2'-2"

Z-2023-11 Mr. Matthew Handelsman, 14 Branch Brook Road, SBL 138.06-9-10  
Application to construct a pool. A review of drawing LS-1 dated April 6, 2023, prepared by Sean Jancski Landscape Architects, indicates the proposed construction of a rear yard in-ground pool with associated paving, landscaping and pool barrier fencing. The property is located in the R1-7.5 Zone. The swimming pool barrier fence is located along the perimeter of the back yard and to the back wall of the dwelling. The westerly portion of the fence does not comply with Section 4.4.24.7 of the City of White Plains Zoning Ordinance as it is greater than 25'-0" from the edge of the pool. Therefore, the applicant requests a variance from Section 4.4.24.7 as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Section 4.4.24.7	25'-0"	-	49'-0"	24'-0"