

BOARD OF APPEALS ZONING

CALENDAR NO

JUNE 1, 2022

Z-2021-45 Human Development Services of Westchester, 80 Waller Avenue, SBL 130.28-7-21
Application for a special use permit. A review of the application cover letter from Human Development Services of Westchester, Inc. (HDSW) dated October 13, 2021, indicates a request to change the current rooming house use to a community residences use. The property is located in the R2-2.5 Zone where a community residence is a special use permit. The approving agency for a community residence with 30 or less beds is the Board of Appeals in accordance with Section 6.2.

NEW APPLICATIONS NO APPEARANCE

Z-2022-7 Mr. Gaetano Magnotta, 85 Pleasant Avenue, SBL 131.09-5-11
Application for an addition. A review of drawings SP-01, SP-02, A-100 and A-101, all dated April 23, 2022, and prepared by Gismondi Architects, indicates 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 front yard, one (1) side yard and combined two (2) side yards 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"	13.46'	15.62'	2.38'

Z-2022-8 Eric & Jayne Schmidt, 93 Stratford Avenue, SBL 131.09-5-3
Application for an addition. A review of the sketches prepared by Leila Colbert Architecture and property survey, all with a received date of March 11, 2022, indicates the proposed construction of a partial second floor addition over existing first floor. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to front yard, one (1) side yard and combined side yard setbacks. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard	25'-0"	23.40'	23.40'	1.60'
2. Combined Two Side Yards	18'-0"	16.77'	16.77'	1.23'