

BOARD OF APPEALS ZONING

CALENDAR NO

AUGUST 2022 (NO MEETING)

(APPEARANCES SCHEDULED FOR SEPTEMBER 7, 2022)

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-2022-11 Mr. Salvatore Mancini (Architect), 32 Trenton Ave, SBL 125.81-1-18
Application to construct a sunroom. A review of Drawings T-1, A-1 and A-2 with latest date of May 3, 2022, prepared by Salvatore Mancini, R.A., indicates a proposed rear yard sunroom addition. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to main building coverage, front yard setback, one (1) side and combined two (2) side yard setbacks. The proposed addition will increase some non-conformities and will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	25%	25.96%	29.4%	3.44%
2. Combined Two Side Yards	18'	13.5'	14'	4.0'

Z-2022-12 Mr. Stephen Wazenski, 138 Rosedale Avenue, SBL 138.14-4-6
Application to expand an existing terrace. A review of Drawing A-1 dated July 3, 2022, prepared by DeVita Architects, AIA, indicates the proposed addition to the existing rear yard terrace. The property is located in the R1-7.5 Zone. The proposed terrace addition will extend to 5'-0" from the rear property line. Section 4.4.14.3 of the White Plains Zoning Ordinance requires that terraces with a top surface not greater than 3'-0" above grade shall be at least 15'-0" from the rear property line for properties in a residential district. A request for an area variance from this section is required in order to build the terrace to 5'-0" from the rear property line.