

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**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.

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**NEW APPLICATIONS NO APPEARANCE**

Z-2022-13 Ms. Samantha Merel (Daniel Mayet, Architect), 42 Winslow Road, SBL 130-15-2-13  
Application to construct an addition. A review of Drawings T-001.01 and A-001.01 through A-008.01, prepared by Daniel Mayet, R.A., indicates a proposed second story over existing split level, creating a 2 ½ story building and construction of a front yard porch. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to minimum one (1) side yard. The new addition will increase the existing non-conformity and will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard	20'-0"	12.90'	12.90'	7.10'

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**CALENDAR NO**

**SEPTEMBER 7, 2022**

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**NEW APPLICATIONS NO APPEARANCE**

Z-2022-14 Mr. Etan Merel, 247 Old Mamaroneck Avenue, SBL 131.17-9-6.1  
Application to construct an addition. A review of Drawings A-0 to A-4 dated August 18, 2021, prepared by William Simeoforides Architect, indicates a proposed second story rear yard addition over existing. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to one (1) and combined two (2) side yard setbacks. The proposed addition will increase the non-conformity to one of the setbacks and 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"	14.6'	14.69'	3.31'

Z-2022-15 Ms. Danielle Constantino, 33 Sunset Drive, SBL 126.05-17-6  
Application to subdivide a parcel. A review of the preliminary subdivision map prepared for Agnes C. Dougherty Family Trust, dated July 7, 2022, indicates that the proposed subdivision will result in the existing premises becoming non-conforming with respect to rear yard setback. The property is located in the R1-5 Zone. The subdivision will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard Setback to Dwelling	25'-0"	22.5'	22.5'	2.5'
2. Deck Projection into Required Yard per Section 4.4.14.3	15'-0"	6.7'	6.7'	8.3'

Z-2022-16 Paul & Nancy Durante, 19 Burling Avenue, SBL 131.13-9-11  
Application to construct an addition. A review of drawings SP-01 to SP-03, D-101 to D-103, and A-101 to A-104 with a received date of August 22, 2022, prepared by Gismondi Architects, indicates a proposed one (1) story rear yard addition and renovation of rear yard deck. The property is located in the R1-12.5 Zone, and is legally existing non-conforming with respect to lot frontage, side yard setbacks and accessory structure side lot line setback. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback (North)	20'-0"	11'-0"	11'-0"	9'-0"
2. One Side Yard Setback (South)	20'-0"	11.33'	11.33'	8.67'
3. Combined Two (2) Side Yards	40'-0"	22'-0"	22'-0"	18'-0"

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**NEW APPLICATIONS NO APPEARANCE**

Z-2022-17 Mr. Wesley Serra, 12 Richbell Road, SBL 131.18-9-16  
Application to construct a deck. A review of drawings SP-01, SP-02, A-101 and A-102 dated August 15, 2022, prepared by Gismondi Architects, indicates a proposed rear yard deck addition. The property is located in the R1-12.5 Zone, and is legally existing non-conforming with respect to lot area, frontage and side yard setbacks. The proposed deck construction will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback (North)	20'-0"	11.24'	17'-0"	3'-0"
2. One Side Yard Setback (South)	20'-0"	14.66'	14.66'	5.34'
3. Combined Two (2) Side Yards	40'-0"	25.9'	25.9'	14.1'