

BOARD OF APPEALS ZONING

CALENDAR NO

OCTOBER 5, 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' |

APPLICATION WITHDRAWN

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.

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' |

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' |

BOARD OF APPEALS ZONING

CALENDAR NO

OCTOBER 5, 2022

....continued

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-confirming 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' |

APPLICATION WITHDRAWN

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-confirming 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" |

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-confirming 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' |

NEW APPLICATIONS NO APPEARANCE

Z-2022-18 Mr. Steve Cuddy, 186 Hartsdale Avenue, SBL 130-20-2-8
 Application to construct an addition. A review of Drawings A-1 and A-2, dated July 5, 2022, prepared by Edward Brunner, P.E., indicates a second story over existing first floor rear yard addition. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to one side yard and rear yard setbacks. The proposed addition will require the following area variance:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|----------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Rear Yard Setback | 30'-0" | 24'-0" | 21.57' | 8.43' |

Z-2022-19 Ms. Danielle Gecht, 22 Lambert Road, SBL 138.06-19-6
 Application to construct an addition and extend deck. A review of drawings SK-0 through SK-3 dated July 14, 2022, prepared by Christine C. Giuliani, R.A., indicates a rear yard addition and deck extension. The property is located in the R1-12.5 Zone, and is legally existing non-conforming with respect to one (1) side yard and rear yard setbacks. The proposed addition will require the following area variance:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|--------------------------|-----------------|-----------------|-----------------|-----------------|
| 1. One Side Yard Setback | 20'-0" | 11.23' | 11.66' | 8.34' |

Z-2022-20 TB White Plains Apartments, LLC, 80-106 Westchester Avenue, SBL 126.61-3-13
 Application for a new development. A review of drawings submitted for special permits to construct a mixed use development indicates that the proposed building adjacent to Westchester Avenue has a 5'-0" setback. Per the Zoning map of the City of White Plains, there is a 15'-0" special building setback along this block. According to Section 4.4.12 of the White Plains Zoning Ordinance, no building, structure or parking lot shall be located therein. Therefore, the applicant requires a 10'-0" variance to the special building setback.