

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**JANUARY 5, 2022**

Z-2021-20A Mr. Shlomo Ressler, 56 Greenridge Avenue, SBL 130.12-2-5  
Application to construct a shed dormer. A review of Drawings 1 to 3, revised November 4, 2021 and with a stamped receive date of November 8, 2021, prepared by Escaladas Associates, indicates a shed dormer addition to the rear yard detached garage. The property is located in the R1-5 Zone. The proposed addition will increase the height of the accessory garage structure and will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Maximum Accessory Structure Height	15'-0"	13'-6"	20'-0"	5'-0"

**OUTCOME: ADJOURNED**

Z-2021-46 19 Cobb Avenue, LLC, 18 Cobb Avenue, SBL 130.16-19-9.2  
Application to construct a front yard porch. A review of drawing A-100A.1 dated December 6, 2021, prepared by J. Anastasiou Architect, indicates the proposed addition of a front yard open covered porch. The property is located in the R1-5 Zone. The proposed addition will increase the main building coverage and requires the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	25%	24.9%	27%	2%

**OUTCOME: GRANTED**

Z-2021-47 136-158 Westmoreland LLC, 146 Westmoreland Avenue, SBL 130.25-4-3  
Application for a one (1) year extension of the resolution to construct a new building.

**OUTCOME: GRANTED**

Z-2021-48 Meryde Group of Hotels, LLC, 441 Central Avenue, SBL 125.72-8-1  
Application for a two (2) year extension of the resolution to construct a hotel.

**OUTCOME: GRANTED**

**NEW APPLICATIONS NO APPEARANCE**

Z-2021-44 Mr. Robert Shymonowicz, 9 McBride Avenue, SBL 125.08-3-3  
Application to construct a new front porch addition. A review of Drawings SP-01, SP-02 and A-101 to A-104 dated October 6, 2021, prepared by Gismondi Architects, indicates the proposed addition of an enclosed front yard porch to replace the existing open porch. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to the existing front yard open porch. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	23'-0"	20'-0"	5'-0"

**OUTCOME: SCHEDULED TO BE HEARD 2/02/2022**

**NEW APPLICATIONS NO APPEARANCE**

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.

**OUTCOME: SCHEDULED TO BE HEARD 2/02/2022**