

BOARD OF APPEALS ZONING

CALENDAR NO

FEBRUARY 2, 2022

Closed to in-person attendance due to the COVID-19 public health emergency. The meeting was aired live on the White Plains Cable Access Channels (Channel 75 on Altice and Channel 47 on FIOS) and streamed on the City’s website (<http://whiteplainsny.swagit.com/live>).

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OUTCOME: WITHDRAWN WITHOUT PREJUDICE

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: GRANTED

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: ADJOURNED

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NEW APPLICATIONS NO APPEARANCE

Z-2022-1 Mr. Ted Chiappari, 27 Garretson Road, SBL 125.08-10-13
Application to construct an addition. A review of Drawing 1 dated January 11, 2022, Drawings 2 through 7 dated January 4, 2022, and Drawing 8 dated January 3, 2021, prepared by Architectural Consultants, indicates the proposed construction of a two (2) story rear yard addition with deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to one side and combined two 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. One Side Yard	7'-0"	5.59'	5.57'	1.43'
2. Combined Two Side Yard	18'-0"	15.23'	15.21'	2.79'

Note: The site is environmentally sensitive and will require Planning Board approval.

OUTCOME: SCHEDULED TO BE HEARD 3/02/2022

Z-2022-2 Mr. Mark Berman, 8 Seymour Place, SBL 131.18-3-17
Application to construct a rear yard deck. A review of Drawings A010, A050, A100 and A200 with the latest date of September 26, 2021, prepared by RPD Architecture and Design, indicates the proposed construction of a slightly larger rear yard deck to replace the existing. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to lot frontage, side yard and combined side yard setbacks. The proposed construction will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard	20'-0"	12.8'	12.8'	7.2'
2. Combined Two Side Yard	40'-0"	25.7'	25.7'	14.3'

OUTCOME: SCHEDULED TO BE HEARD 3/02/2022