

BOARD OF APPEALS ZONING

CALENDAR NO

MARCH 1, 2023

Z-2022-24 37 Lake LLC/Vito DiMatteo, 37 Lake Street, SBL 126.53-1-9
Application to construct a multi-family dwelling. A review of the architectural drawings dated September 16, 2022, prepared by Dimovski Architecture, indicates the proposed construction of a four (4) story, seven (7) unit multi-family dwelling. The property is located in the B-3 Zone. Based on the existing building lot area, the zoning ordinance will permit a six (6) dwelling unit building. The proposed seven (7) dwelling unit building will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Lot Area per Dwelling Unit	800 S.F.	-	713 S.F.	87 S.F.

OUTCOME: ADJOURNED

Z-2022-27 Ari & Davida Rosenstrauch, 3 New York Avenue, SBL 130-58-6-1
Application to construct an addition. A review of drawings 1 through 4, dated December 19, 2022, prepared by Architectural Consultants, indicates a proposed one (1) story rear yard addition. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to lot frontage, one (1) side yard and combined two (2) side yards. The proposed addition will increase the side yard non-conformity and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One (1) Side Yard Setback	20'-0"	10.5'	10.5'	9.5'
2. Combined Side Yards Setback	40'-0"	31.6'	31.6'	8.4'

OUTCOME: ADJOURNED

Z-2023-1 Mr. Steven Nigro, 459 South Lexington Avenue, SBL 130.16-4-15
Application to construct an addition. A review of drawings T-01, A-01 and A-02 dated August 9, 2022, prepared by Josh Flowers, R.A., indicates a proposed second floor addition over existing. The property is located in the R1-5 Zone, and is legally existing non-conforming with respect to front yard, one side yard and combined two side yard 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"	13.18'	13.18'	4.82'

OUTCOME: GRANTED

BOARD OF APPEALS ZONING

CALENDAR NO

MARCH 1, 2023

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Z-2023-3 William J. Sparks Living Trust, 266 Central Avenue, SBL 125.65-1-1
Application for a second one (1) year extension of the resolution amending the special permit and granting area variances for the accessory structures and special building setback.

OUTCOME: GRANTED

NEW APPLICATIONS NO APPEARANCE

Z-2023-2 Memorial United Methodist Church, 250 Bryant Avenue, SBL 131.06-1-4
Application to install a solar canopy. A review of drawings G-001, PV-100, PV-100.1, PV-102, PV-200, PV-509, L-100 and L-105, prepared by Tectonic Engineering, indicates the proposed installation of a solar canopy over rear yard parking lot. The property is located in the R1-12.5 Zone. The proposed solar array construction and location does not fully comply with Section 4.4.21.12, Solar Parking Canopy, and will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Canopy Height, Section 4.4.21.12.6	15'-0"	-	22'-11"	7'-11"
2. Setback, Side, Section 4.4.21.12.4	30'-0"	-	20'-5"	9'-7"
3. Setback, Rear, = Section 4.4.21.12.4	30'-0"	-	10'-0"	20'-0"

OUTCOME: SCHEDULED TO BE HEARD 4/12/2023

Z-2023-4 Ms. Kate Scorza Ingram, 14 Bursley Place, SBL 130.43-7-17
Application to construct a deck. A review of drawings G-000.03, G-001.02, S-100.03, S-101.02, S-102.03, AD-200.02, A-200.02 and A-300.02, with a received date of February 10, 2023, and prepared by Gabriel Köche Cé Architect LLC, indicates the proposed construction of a rear yard deck. The property is located in the R2-4 Zone and is legally existing non-conforming with respect to front yard, one (1) side yard and combined two (2) 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. Combined Two Side Yards	18'-0"	14.2'	14.2'	3.8'
2. One (1) Side Yard	7'-0"	4.6'	4.6'	2.4'

OUTCOME: SCHEDULED TO BE HEARD 4/12/2023