

BOARD OF APPEALS ZONING

CALENDAR NO

MARCH 2, 2022

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

Z-2022-1 Mr. Ted Chiappari (Eric Jacobsen, Architect), 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: GRANTED

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: GRANTED

Z-2022-4 William J. Sparks Living Trust, 266 Central Avenue, SBL 125.65-1-1
Application for a 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

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NEW APPLICATIONS NO APPEARANCE

Z-2022-3 Ms. Susan M. Lynn (Mr. Carlos Sosa Streber), 22 Summit Avenue, SBL 130.42-3-18
Application for an enclosed front porch. A review of Drawing A-001.00 dated June 28, 2021, prepared by Peter Klein Associates, indicates the reconstruction of the enclosed front porch. The property is located in the R2-2.5 Zone and is legally existing non-conforming with respect to front, one side and combined side yards setbacks. The proposed reconstruction cost will not exceed 75% of the replacement cost of the entire building. Therefore, the applicant requests approval from the Board of Appeals to reconstruct the enclosed front porch in accordance with Section 4.3.4.2 of the Zoning Ordinance. The existing setbacks for the porch are:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
1. Front Yard Setback	20'-0"	14'-0"	14'-0"
2. One Side Yard Setback	5'-0"	2'-8"	2'-8"
3. Combined Two Side Yards Setback	15'-0"	13'-11"	13'-11"

OUTCOME: SCHEDULED TO BE HEARD 4/06/2022

Z-2022-5 MCRT Investments LLC, 39 Westmoreland Avenue, SBL 125.82-1-4
Our office reviewed Drawings S1.00, survey by VHB with a revised date of December 13, 2021 and CS, A.001 to A.005, A.100 to A.105, A.201 to A.204, A.301 to A.303 and A.900 dated January 27, 2022, prepared by Lessard Design. The plans indicate the proposed redevelopment of a portion of the existing building and construction of a multi-family residential apartment addition to the remaining construction. The property is located in the LI-M Zone. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Height, Stories	6	3	8	2

OUTCOME: SCHEDULED TO BE HEARD 4/06/2022