

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**APRIL 6, 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-2022-3 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: GRANTED**

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: GRANTED**

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**NEW APPLICATIONS NO APPEARANCE**

*None*