

BOARD OF APPEALS ZONING
AGENDA 7:00 PM

CALENDAR NO

JUNE 5, 2019

Z-2019-7A Mr. Frank Grande, 162 Grand Street, SBL 125.83-3-4
Amended application with a Short Environmental Assessment Form. Applicant has filed to construct a new three (3) story modular commercial building. A review of drawings A1 through A-6, prepared by Peter Klein Associates, indicates the construction of a new three (3) story modular commercial building. The property is located in the CB-2 Zone where a business occupancy is a permitted principal use. A similar application for variance was granted by the Board of Appeals in its resolution dated June 2, 2016. The proposed construction and associated parking/loading spaces will require the following requested area variances:

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	5'-0"	0.25'	4.75'
2. Maximum Height	30'-0"	33'-0"	3.00'
3. Loading Space	1	0	1
4. Parking Lot Design per Section 8.7			
*- Parking Lot Access Aisle Width	12'-0"	9'-0"	3'-0"
*- Full Size Parking Space Dimension	8.5'x20'	8.5'x17.5'	2.5' length
*- Standard Size Parking Space Dimension	8'x18'	8'x17.5'	0.5' length
* Except that the Deputy Commissioner of Parking responsible for Transportation Engineering may, per Section 8.7.8, recommend dimensions different from Section 8.7.1.1.			

OUTCOME: GRANTED

Z-2019-14 Sal Grasso, 40 Gedney Circle, SBL 131.17-7-20
Application to install a fence. A review of the submitted marked up survey indicates the proposed replacement of the existing rear lot line six (6') foot high fence with an eight (8') foot high fence. The property is located in the R1-5 residential zone. The proposed 8'-0" high fence does not comply with Section 4.4.16.1 of the Zoning Ordinance which requires fences located in required yards, other than front and those abutting a street, to be no more than 6'-0". Therefore, the applicant is requesting an area variance for that portion of fence along the rear lot line as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Fence Height	6'-0"	6'-0"	8'-0"	2'-0"

OUTCOME: ADJOURNED

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Z-2019-15 Gretchen Reising & Michael Owen, 16 Richbell Road, SBL 131.18-9-14
Application to construct a new front yard addition. A review of Drawings A-1 through A-7, with Drawing A-1 dated April 4, 2019, prepared by John G. Scarlato Jr., R.A., indicates the reconstruction of the fire damaged first floor framing and a new two (2) story front yard addition. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to lot area, lot frontage and side yard setbacks. The proposed front yard addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard	25'-0"	35.74'	22'	3'
2. One Side Yard	20'-0"	12.1'	12.5'	7.5'
3. Combined Two Side Yards	40'-0"	24.4'	24.8'	15.2'

OUTCOME: GRANTED

Z-2019-16 Nicholas Calapa, 106 Alexander Avenue, SBL 130.24-5-13
Application to legalize a rear yard porch. A review of a site plan and photos submitted with the application indicates the legalization of an enclosed, screened-in rear yard porch on existing deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to accessory structure side yard setback. The screened-in enclosure was constructed without benefit of a permit and the legalization will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Separation Distance Between Structures	10'-0"	8.6'	8.6'	1.4'

OUTCOME: GRANTED

Z-2019-17 Long H Ranch, LLC / Daniel Henderson, 74 Longview Avenue, SBL 130.12-1-6
Application to construct a one (1) story rear yard addition and front entry portico. A review of the architectural drawings dated January 19, 2019, prepared by Susan M. Riordan AIA, indicates a one (1) story rear yard addition and a front entry portico. The property is located in the R2-4 Zone and is legally existing non-conforming with respect to side yard setbacks. The proposed additions do not increase the non-conformities but will increase building coverage and therefore will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	25%	26.4%	29%	4%

OUTCOME: GRANTED

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Z-2019-18 Saber Chauncey WP, LLC, 80-106 Westchester Avenue, SBL 126.61-3-11-14 / 26-29
Application for new development. A review of the above referenced application and drawings submitted on behalf of Saber Chauncey WP, LLC, for special permits to construct a mixed use development indicates that the proposed building adjacent to Westchester Avenue has a 5'-0" setback. Per the Zoning Map of the City of White Plains, there is a 15'-0" special building setback along this block. According to Section 4.4.12 of the White Plains Zoning Ordinance, no building, structure or parking lot shall be located therein. Therefore, the applicant requires a 10'-0" variance to the special building setback.

OUTCOME: GRANTED

Z-2019-19 OSG Mamaroneck, LLC, 1311 Mamaroneck Avenue, SBL 138.18-1-3
Application for an extension of the resolution to construct a five-level parking structure.

OUTCOME: GRANTED

Z-2019-20 Esplanade of White Plains Venture Partnership, 95 South Broadway, SBL 125.84-4-8.3
Application for an extension of the resolution to expand the roof structure.

OUTCOME: GRANTED

NEW APPLICATIONS NO APPEARANCE

Z-2019-21 YMCA of Central & Northern Westchester, 148 Hamilton Avenue, SBL 125.66-6-2
Application for a Special Use Permit for lessee (YMCA) to operate a day care center.

OUTCOME: SCHEDULED TO BE HEARD 7/17/2019

Z-2019-22 Keith I. Marder, 54 Greenridge Avenue, SBL 130.36-12-5
Application for an addition. A review of drawings A1 to A4 and EX1 to EX3 with latest issue date of May 13, 2019, prepared by Paul Orentlicher, Architect, indicates a proposed one (1) story front yard addition with entry portico. The property is located in the R2-4 Zone and is legally existing non-conforming with respect to 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	18'-0"	16'-0"	16'-0"	2'-0"

OUTCOME: SCHEDULED TO BE HEARD 7/17/2019

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NEW APPLICATIONS NO APPEARANCE

Z-2019-23 Geoffrey & Donna Pope, 7 Springdale Avenue, SBL 126.09-8-2
Application to construct a new deck. A review of drawings A-1 and A-2 dated November 23, 2017, prepared by Michael R. Berta AIA, indicates the proposed construction of a new rear yard deck to replace an existing deck. The existing rear yard deck was not constructed under permit. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to the side yard setbacks of the dwelling. The proposed deck construction will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard	7'-0"	6.58'	6.75'	0.25'
2. Combined Two Side Yards	18'-0"	8.91'	9.08'	8.92'

OUTCOME: SCHEDULED TO BE HEARD 7/17/2019

Z-2019-24 Burke Rehabilitation, 785 Mamaroneck Avenue, SBL 131.13-5-1
Application to install new perimeter fencing. A review of drawing MPF-1, dated March 20, 2019, prepared by JMC, PLLC, indicates the proposed installation of new aluminum picket fencing along Mamaroneck Avenue to replace approximately 1,100 linear feet of chain link fence. The property is located in the R1-12.5 Residential Zone. The proposed fence is 5'-0" high and does not comply with Section 4.4.16.1 of the Zoning Ordinance which requires fences located in a front yard or any other required yard abutting a street to be no more than 4'-0" in height. Therefore, the applicant is requesting an area variance for fence height as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Fence Height	4'-0"	5'-0"	5'-0"	1'-0"

OUTCOME: SCHEDULED TO BE HEARD 7/17/2019

Z-2019-25 Mr. Wilmer Flores, 1 Daniels Place, SBL 126.05-20-5
Application to construct a front yard porch. A review of drawings A and B, dated February 15, 2018, and a copy of the site map dated December 12, 1989, indicate front and rear yard additions. The property is located in the R1-5 Zone and the front yard porch addition will violate the required front yard setback. The proposed opened covered front porch will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	25.3'	25.3'	1.5'

OUTCOME: SCHEDULED TO BE HEARD 7/17/2019

NEW APPLICATIONS NO APPEARANCE

Z-2019-26 George & Anne Paulding, 15 Quincy Lane, SBL 138.11-6-15
 Application to legalize sunroom. A review of the property survey and sketches provided indicate the legalization of construction of an enclosed sunroom on the existing rear yard deck. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to side yard setbacks. The sunroom was built without the required permit and does not comply with building side yard setbacks. The applicant wishes to legalize the sunroom and requests the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	10.6'	10.6'	9.4'
2. Combined Two Side Yards	40'-0"	37.5'	37.5'	2.5'

OUTCOME: SCHEDULED TO BE HEARD 7/17/2019