

BOARD OF APPEALS ZONING

CALENDAR NO

JUNE 7, 2023

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: ADJOURNED

Z-2023-8 Ms. Mary Gladys Barrett, 443 Main Street, SBL 126.53-3-8
Application to construct a multi-family dwelling. A review of drawings A-1 to A-5 with latest date of December 29, 2022, prepared by Benjamin Schaffer, Architect, indicates the proposed construction of a four (4) story, multi-family dwelling. The property is located in the RM-1 Zone with the Planning Board as the approving agency due to parking requirements. Required variances need to be approved by the Board of Appeals prior to submission for site plan approval. The proposed multi-family building will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Lot Frontage	75'-0"	50'-0"	50'-0"	25'-0"
2. Maximum Story Height	3	-	4	1
3. Maximum Height, Feet	35'-0"	-	38'-6"	3'-6"

OUTCOME: ADJOURNED

Z-2023-10 Mr. Roni Sarig, 261 Chatterton Parkway, SBL 130.24-5-8
Application to construct a deck. A review of drawing A1.0 dated March 13, 2023, prepared by LeTo Architecture & Design, indicates the construction of a proposed rear yard deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to main building coverage and combined two (2) side yards setback. The proposed deck addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Buildings Coverage	30%	29.9%	31.3%	1.3%
2. Minimum Distance from Accessory Structure	10'-0"	12'-6"	7'-10"	2'-2"

OUTCOME: GRANTED

BOARD OF APPEALS ZONING

CALENDAR NO

JUNE 7, 2023

....continued

Z-2023-11 Mr. Matthew Handelsman, 14 Branch Brook Road, SBL 138.06-9-10
Application to construct a pool. A review of drawing LS-1 dated April 6, 2023, prepared by Sean Janski Landscape Architects, indicates the proposed construction of a rear yard in-ground pool with associated paving, landscaping and pool barrier fencing. The property is located in the R1-7.5 Zone. The swimming pool barrier fence is located along the perimeter of the back yard and to the back wall of the dwelling. The westerly portion of the fence does not comply with Section 4.4.24.7 of the City of White Plains Zoning Ordinance as it is greater than 25’-0” from the edge of the pool. Therefore, the applicant requests a variance from Section 4.4.24.7 as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Section 4.4.24.7	25’-0”	-	49’-0”	24’-0”

OUTCOME: GRANTED

Z-2023-12 MCRT Investments LLC, 39 Westmoreland Avenue, SBL 125.82-1-4
Application for a one (1) year extension of the resolution granting an area variance for Height, Stories while redeveloping a portion of the existing building and constructing a multi-family residential apartment addition.

OUTCOME: GRANTED

NEW APPLICATIONS NO APPEARANCE

Z-2023-13 Mr. Adam Sternberg, 19 Sherman Avenue, SBL 131.13-8-11
Application to construct an addition. A review of drawings A-1 to A-7 dated May 1, 2023, prepared by Jacob J. Goldberg, Architect, indicates a 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 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	40’-0”	26.6’	35.65’	4.35’

OUTCOME: SCHEDULED TO BE HEARD 7/19/2023