

BOARD OF APPEALS ZONING

CALENDAR NO

JULY 21, 2021

Z-2021-2 Joan Malloy, 8 Hemlock Circle, SBL 138.06-13-3
Application to construct an in-ground pool and storage shed. A review of drawings SP-01 and SP-02 dated June 10, 2020, prepared by Gismondi Architects, indicates the proposed installation of a rear yard in-ground pool and a storage shed. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to main building coverage, lot area, one side yard and combined two side yard setbacks. The proposed pool and shed installation will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<i>SEPARATION DISTANCE</i>				
1. Main Building to Pool	20'-0"	-	10.4'	9.6'
2. Shed to Pool	20'-0"	-	3'-0"	17'-0"
3. Main Building to Shed	20'-0"	-	11'-0"	9'-0"
4. Section 4.4.24.7 Maximum Pool Fence Distance	25'-0"	-	41.5'	16.5'

OUTCOME: ADJOURNED

Z-2021-14 Rose Sharon Ford, 9 Brandywine Drive, SBL 138.11-2-6
Application to install a pool. A review of drawings T001 and A102 to A106 dated February 23, 2021, prepared by Veritas Engineering, indicates the proposed construction of a rear yard in-ground pool. The property is located in the R1-12.5 Zone. The pool is proposed to be built in compliance with all zoning dimensional regulations; however, the pool fencing is proposed to be located along the side and rear property lines. Therefore, the applicant is requesting variances from Section 4.4.24.7 as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Pool to Fence Distance, North Side	25'-0"	-	36'-2"	11'-2"
2. Pool to Fence Distance, South Side	25'-0"	-	31'-11"	6'-11"
3. Pool Fence	6'-0"	-	4'-0"	2'-0"

OUTCOME: GRANTED

Z-2021-18 Peder & Jennifer Baukol, 40 Northdale Road, SBL 131.10-3-13
Application for an addition and deck. A review of drawings C1 and A1 to A6 dated April 26, 2021, prepared by Jeremy Singer, R.A., indicates a proposed two (2) story rear yard addition and expanded rear yard deck. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to front yard and 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 Setback	20'-0"	13.81'	13.65'	6.35'
2. Combined Two Side Yards Setback	40'-0"	28.45'	28.29'	11.71'

OUTCOME: GRANTED

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JULY 21, 2021

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Z-2021-19 Mr. Thomas Devine, 37 Ethelridge Road, SBL 138.06-5-6
Application for an addition with amended plans. A review of drawings SP-1, A-1 and A-2 revised and dated April 27, 2021, prepared by Charles H. Savigny, Architect, indicates a new one (1) story side 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, one side and combined 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 Setback	20'-0"	16.7'	18.6'	1.4'
2. Combined Two Side Yards Setback	40'-0"	34.5'	36.4'	3.6'

OUTCOME: GRANTED

Z-2021-27 Maple and Broadway Holdings LLC, 60 South Broadway, SBL 125.84-3-1
Application for a 2-year extension of the resolution to vary Zoning Law Section 5.5.3.2 to allow for a select portion of the premises to have a building height of 302 feet, 7 inches where 280 feet is allowed.

OUTCOME: GRANTED - 1 YEAR EXTENSION

NEW APPLICATIONS NO APPEARANCE

Z-2021-20 Mr. Shlomo Ressler, 56 Greenridge Avenue, SBL 130.12-2-5
Application to construct a shed dormer. A review of Drawings 1 to 3 with a stamped receive date of May 11, 2021, prepared by Escaladas Associates, indicates a shed dormer addition to the rear yard detached garage. The property is located in the R1-5 Zone. The proposed addition will increase the height of the accessory garage structure and will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Maximum Accessory Structure Height	15'-0"	13'-6"	17'-0"	2'-0"

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021

Z-2021-21 Mr. Stephen Langelotti, 19 Garretson Road, SBL 125.08-10-10
Application to legalize a deck. A review of Drawings P1 to P3 dated April 16, 2021, prepared by John Annunziata, P.E., indicates the proposed legalization of a rear yard deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to combined two side yards setback. The deck was constructed without the required permit and the legalization 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"	15'-3"	16'-3"	1'-9"

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021

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NEW APPLICATIONS NO APPEARANCE

Z-2021-22 Kensico Project LLC / Mendel Schwartz, 60 South Kensico Avenue, SBL 126.53-6-18
Application to construct a new building. A review of Drawings T-100, A-100 to A-105, A-200 and A-300 to A-303 dated May 21, 2021, prepared by Peter F. Gaito & Associates, indicates the proposed construction of a new multi-family dwelling. The property is located in the RM-1 Zone and the approving agency is the Planning Board in accordance with Section 7.2 of the White Plains Zoning Ordinance. Prior to referral to the approving agency, the applicant must seek Board of Appeals approval of the required variance. Therefore, the applicant requests the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Maximum Height, Stories	3	-	4	1

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021

Z-2021-23 Mr. Christopher Bennett, 23 Gedney Terrace, SBL 131.13-3-12
Application to construct a deck. A review of the sketches received on May 17, 2021 with the application indicates the construction of a rear yard deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to side yard setbacks. The proposed deck is to be located between the rear of the house and the detached garage and will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Distance to Accessory Structure	10'-0"	16'-6"	3'-6"	6'-6"

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021

Z-2021-24 Mr. Bradley Silverman, 3 Pine Brook Drive, SBL 138.07-7-13
Application for an addition. A review of Drawings A-1 through A-4 dated May 19, 2021, prepared by Seunghee Park, R.A., indicates the proposed side yard roof expansion at the second floor level. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to one (1) side yard setback. The proposed addition will increase this non-conformity and require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	15.95'	15.95'	4.05'

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021

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NEW APPLICATIONS NO APPEARANCE

Z-2021-25 Mr. Robert Ryan, 19 Antony Road, SBL 131.15-1-2
Application to construct a deck. A review of drawings A010, A100 and A200 dated March 29, 2021, prepared by RPD Architecture, indicates the proposed construction of a rear yard deck. The property is located in the R1-7.5 Zone and is legally existing non-conforming with respect to side yard setbacks. The proposed deck will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yard Setback	25'-0"	18.5'	24'-0"	1'-0"
2. All Building Coverage	25%	19.8%	26.2%	1.2%

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021

Z-2021-26 Mr. Ralph Rivero, 130 Beverly Road, SBL 131.17-7-46
Application for an addition. A review of submitted revised architectural drawings with the latest date of April 1, 2021, prepared by RPD Architecture, indicates a one (1) story front yard and two (2) story rear yard addition. The property is located in the R1-5 Zone. The proposed addition will connect to the existing detached garage creating one (1) main building and changing its setback requirements. 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 Setback	7'-0"	10.20'	4.5'	2.5'
2. Combined Two Side Yards	18'-0"	25.40'	14.70'	3.3'
3. Rear Yard Setback	25'-0"	42.4'	16.00'	9.0'

OUTCOME: SCHEDULED TO BE HEARD 9/01/2021