

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**SEPTEMBER 6, 2023**

Z-2023-16 Richard and Rebecca Zisholtz, 53 Midchester Avenue, SBL 130.20-12-3  
Application to construct an addition. A review of drawings SP-1 dated July 11, 2023, and seven (7) Pre sheets dated June 7, 2023, prepared by Michael R. Berta Architecture & Planning, indicates a proposed two (2) story side yard addition. The premises are existing, dimensionally non-conforming with respect to lot area, lot depth, one (1) side yard setback, accessory structure separation and accessory structure side lot line setback. The proposal indicates a two (2) story side yard addition with two (2) car garage connecting the existing main building with the accessory structure. The proposed addition will increase some existing non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	18%	9.9%	23.2%	5.2%
2. One (1) Side Yard Setback	20'-0"	7.25'	6.75'	13.25'
3. Combined Two (2) Side Yards Setback	40'-0"	57'-0"	34.50'	5.5'
4. Rear Yard Setback	30'-0"	38'-0"	12.83'	17.17'

**OUTCOME: ADJOURNED**

Z-2023-17 Terry Potillo, 56 Primrose Street, SBL 125.72-12-1  
Application to add a front yard driveway. A review of drawings C-1 and C2 dated April 20, 2023, prepared by Hudson Engineering & Consulting, P.C., indicates the proposed construction of a front yard driveway with retaining walls. The property is located in the R2-4 Zone and is environmentally sensitive due to steep slopes. The proposed driveway is located so that most of the driveway lies in front of the dwelling with no integral garage, in violation of Section 8.6.1.4 of the Zoning Ordinance. The applicant seeks a variance from this section of the ordinance in order to park in their front yard.

**OUTCOME: ADJOURNED**

Z-2023-18 Eric & Jayne Schmidt, 93 Stratford Avenue, SBL 131.09-5-3  
Application for a one (1) year extension of the resolution to construct a partial second floor addition over existing first floor.

**OUTCOME: GRANTED**

**NEW APPLICATIONS NO APPEARANCE**

Z-2023-19 Mr. Ovidio Levis, 24 McBride Avenue, SBL 125.08-2-7  
Application to legalize a deck. A review of Drawing A-1 dated November 4, 2022, prepared by Stephen Barlow, R.A. and a property survey dated March 20, 2023 by Geologic Land Surveying, indicates the legalization of a rear yard deck. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to Front Yard, One (1) Side Yard and Combined Two (2) Side Yard setbacks. The deck was not reconstructed in accordance with plans approved by the Board of Appeals per Section 4.3.4.2. The deck legalization will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One (1) Side Yard Setback	7'-0"	4.8'	4.8'	2.2'
2. Combined Two (2) Side Yards Setback	18'-0"	13.5'	13.5'	4.5'
3. Accessory Structure Separation	10'-0"	5'-0"	5'-0"	5'-0"

**OUTCOME: SCHEDULED TO BE HEARD 10/04/2023**

**NEW APPLICATIONS NO APPEARANCE**

Z-2023-20 Joash & Amy Vedantham, 45 Thompson Avenue, SBL 120.20-26-9  
 Application to construct an addition. A review of Drawings A1 to A3 dated July 19, 2023, prepared by Vincent J. Mellusi, Architect, indicates a second floor addition over existing, a storage shed attached to dwelling, and a new rear yard deck. The property is located in the R1-5 Zone and is dimensionally legally existing, non-conforming with respect to one and combined side yard setbacks and Section 8.6.3 of the Zoning Ordinance. The proposed second floor addition and shed construction will increase the combined side yard setback non-conformity. The resulting driveway parking will increase the non-conformity with Section 8.6.3 for parking space setback from the side street line. The applicant requests the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yards Setback	18'-0"	14.4'	14.4'	3.6'
2. Street Side Yard Setback Less Than Required Per Section 4.4.9				
3. Parking Space Setback From Street Side Less Than Required Per Section 8.6.3				

**OUTCOME: SCHEDULED TO BE HEARD 10/04/2023**

Z-2023-21 The New York & Presbyterian Hospital, 1111 & 1129 Westchester Ave., SBL 131.16-1-1  
 Application to construct an addition at 1111 Westchester Avenue. A review of the site plan prepared by VHB Engineering indicates a one (1) story, approximately 6,119 square foot side yard addition to the existing commercial building, requiring an amendment to the existing site plan. The property is located in the C-O district and is legally existing non-conforming with respect to all building coverage. The addition will increase all building coverage and will require a variance prior to site plan amendment in accordance with Section 7.4.4 of the White Plains Zoning Ordinance. Therefore, the applicant requests the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Building Coverage	10%	13.31%	13.88%	0.57%
2. F.A.R.	0.30	0.30	0.303	0.003

**OUTCOME: SCHEDULED TO BE HEARD 10/04/2023**