

BOARD OF APPEALS ZONING

CALENDAR NO

OCTOBER 11, 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: GRANTED

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: GRANTED

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: GRANTED

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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: GRANTED

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: GRANTED

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NEW APPLICATIONS NO APPEARANCE

Z-2023-22 Mr. John Matera, 29 Tompkins Avenue, SBL 120.20-7-2
Application to construct an addition. A review of Drawings S-101, AREAS-1, EX-101, A-101 and A-102 dated August 28, 2023, prepared by New York Architect Designers, indicates a proposed one (1) story rear yard addition. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to One (1) Side Yard and Combined Two (2) Side Yards Setbacks. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	25%	21.8%	27.4%	2.4%

OUTCOME: SCHEDULED TO BE HEARD 11/01/2023

Z-2023-23 FSB 1953 LLC, 76 North Kensico Avenue, SBL 126.45-2-8
Application to construct an addition. A review of site drawings C-010 and C-100 dated August 4, 2023, prepared by JMC, along with architectural drawings 1 through 6, dated August 4, 2023, prepared by DeMasi Architects, indicates a rear yard addition to an existing one (1) family dwelling to create a two (2) family dwelling. The property is located in the RM-1.5T Zone and is legally existing, non-conforming with respect to Lot Frontage, Front Yard, One (1) Side Yard and Combined Two (2) Side Yards setbacks. The proposed addition will increase the side yard setback non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Lot Frontage	50'-0"	40'-0"	40'-0"	10'-0"
2. One (1) Side Yard Setback	8'-0"	3.1'	3.1'	4.9'
3. Combined Two (2) Side Yards Setback	20'-0"	18.5'	15.8'	4.2'

OUTCOME: SCHEDULED TO BE HEARD 11/01/2023

Z-2023-24 Anthony and Joanne Constantine, 4 Topland Road, SBL 131.15-11-35
Application to construct a pool. A review of Sheets 1 through 5, with latest date of July 15, 2023 for Sheets 1 to 3 and August 30, 2023 for Sheets 4 and 5, prepared by David A. Goessl, P.E., indicates the proposed installation of an in-ground swimming pool with patio. 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 pool installation will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure Distance to Building	20'-0"	-	8'-0"	12'-0"

OUTCOME: SCHEDULED TO BE HEARD 11/01/2023

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NEW APPLICATIONS NO APPEARANCE

Z-2023-25 Ms. Leah Even, 5 Baylor Circle, SBL 131.11-1-20
Application to construct a porch. A review of drawings A1.0 with latest date of 8/30/23 and A1.1 to A1.3 dated 6/30/23, prepared by Leto Architecture+Design, indicates the construction of a front yard covered entrance porch. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to lot frontage, one side yard and combined two side yards setbacks. The proposed addition 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'	22.1'	2.9'

OUTCOME: SCHEDULED TO BE HEARD 11/01/2023