

BOARD OF APPEALS ZONING

CALENDAR NO

AGENDA 7:00 P.M.

MARCH 2, 2016

Z-2015-29

Mr. Ron Martinson, 21 Coralyn Avenue, SBL 138.05-22-8.
Application for driveway extension. A review of the driveway plan sketch provided with the Building Application indicates a proposed front yard parking space. The premises are located in the R1-5 Zone. The parking space is located adjacent to the existing driveway and in front of walkway to the front door. Section 8.6 of the White Plains Zoning Ordinance does not permit parking in this area of the front yard, therefore an area variance is requested.

Z-2015-32

Hall Avenue Building Corp., 48 Hall Avenue, SBL 126.09-3-20.
Application for a new building. The applicant previously applied for and received a variance for the construction of a two (2) family dwelling, but the variance expired by limitation. The construction documents filed October 27, 2015 indicate the proposed construction of a two(2) family dwelling on a vacant lot. The lot is located in the R2-4 Zone, a residential One and Two Family District. The lot is fully compliant for a one family dwelling but the proposed two family would require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Lot Area	8,000 sq ft	6,170 sq ft	6,170 sq ft	1,830 sq ft
2. Minimum Lot Frontage	75 ft	64.67 ft	64.67 ft	10.33 ft

NOTE: Property is Environmentally Sensitive due to steep slopes and will require Planning Board Approval.

Z-2016-1

Mr. Benjamin Lebwohl, 218 Soundview Avenue, SBL 130.20-15-9.
Application for an addition and alteration A review of drawings A-1 and A-3 to A-7 with the latest date of December 28, 2015, prepared by Jacob Goldberg, Architect, indicates the proposed addition of a second story over the existing attached garage, a one (1) story rear yard kitchen extension and a front entrance portico. The property is located in the R1-12.5 Zone and is legally non-conforming with respect to its rear yard setback. 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	18%	%	18.8%	0.8%

Z-2016-3

Ms. Rosa Canagana, 74 Harding Avenue, SBL 125.65-5-39. Application for the reconstruction of a porch. A review of drawings A-1 dated October 2, 2015 and A-2 dated September 2, 2015 prepared by Peter Klein R.A. indicates the reconstruction in kind of the existing damaged front yard open porch. The premises are located in the RM-1.5 Zone and are legally non-conforming with respect to lot frontage, front yard setback and side yard setbacks. Per Section 4.3.4.2 of the White Plains Zoning Ordinance, the damaged dimensionally non-conforming porch may be reconstructed upon approval of plans by the Board of Appeals. The existing setbacks to the front porch structure are:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
1. Front Yard	25'-0"	11.6'	11.6'
2. One Side Yard (North)	10'-0"	8.5'	8.5'
3. One Side Yard (South)	10'-0"	9.0'	9.0'
4. Combined Two Side Yards	25'-0"	17.5'	17.5'

NEW APPLICATIONS NO APPEARANCE

Z-2016-4

Mr. & Mrs. Engel, 51 Avondale Avenue, SBL 138.06-12-6. Application for an addition. A review of drawing A-1 dated February 8, 2016, prepared by DeVita Architects, indicates a proposed one story rear yard addition with deck and a new covered front entry. The premises are located in the R1-12.5 Zone and are legally non-conforming with respect to lot area, lot frontage and side yard setbacks. The proposed additions will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	18%	15.2%	18.3%	0.3%
2. Combined Two Side Yard Setback	40'	33.4'	33.4'	6.6'