

BOARD OF APPEALS ZONING

CALENDAR NO

AGENDA 7:00 P.M.

NOVEMBER 2, 2016

Z-2016-20 BSA Associates, 82 Bank Street, SBL 130.26-2-1. Application for change of tenancy. A review of architectural drawings 1 through 5 dated May 12, 2016, prepared by DSB Plus Architects, indicates interior alterations to an existing space for a new tenant. The property is located in the RM-1.5T Zone. The commercial tenant space is located on the ground floor of a multi-family dwelling and was legally existing non-conforming. The proposed Laundromat use is not a permitted use in this Zone. However, Section 4.3.5 of the Zoning Ordinance permits the change to other non-conforming use upon approval of the Board of Appeals. Therefore, the applicant seeks approval from the Board for the purpose of establishing a retail laundry use in this ground floor space.

Z-2016-29 Haoyu Tsai & Yujie Cong, 125 Saxon Woods Road, SBL 138.14-10-2.2 Application for an addition. A review of drawing Z1 dated July 21, 2016, prepared by Dipti Shah Architect, indicates a proposed partial second story addition over existing first floor. 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"	10.86'	17.78'	2.22'
2. Combine Two Side Yards	40'-0"	27.61'	34.53	5.47'

Z-2016-30 Davis Gardens LLC, 41 Davis Avenue, SBL 130.35-5-7. Application for a multi family conversion. A review of drawings EFP-1, PKG-1 and PKG2 with revision date September 8, 2015, prepared by Busing Associates, indicates the proposed conversion of a six(6) unit to a seven(7) unit Multi Family Dwelling. The premises are located in the RM-1.5 Zone and are non-conforming with respect to lot frontage, all yard setbacks and off-street parking. The proposed increase in dwelling units will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Required Off-Street Parking	10	6	9	1

NOTE: The applicant was granted the original area variance but it expired by limitation on March 4, 2016.

Z-2016-31 Somerset House Condo, 150 North Broadway, SBL 125.35-2-1. Application for a sign permit to erect one (1) new ground sign. The proposed ground sign does not have the required open space of not less than three (3) feet between its lower edge and the average grade per Section 9-10-42 (c)Ground Signs.

Z-2016-32 Ms. Nancy Skor, 4 Mileview Avenue, SBL 130.20-18-14. Application for an addition. A review of drawings A-1 through A-17 with latest date of August 18, 2016, prepared by Kent Johnson Architect, indicates the proposed construction of a front yard and rear yard addition along with a second story addition over the existing first story. The property is located in the R1-12.5 Zone and is legally non conforming with respect to lot area, lot frontage, main building coverage, one side yard and combined two side yard setback. 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"	7.5'	7.5'	12.5'
2. Main Building Coverage	18%	18.6%	23.2%	5.2%

Z-2016-33 OSG Mamaroneck LLC, 1311 Mamaroneck Avenue, SBL 138.18-1-3. Application for a one year extension of the resolution to expand the existing parking lot.

NEW APPLICATIONS NO APPEARANCE

Z-2016-34 Mr. Rui Encarnacao, 27 Cobb Avenue, SBL 130.16-19-12. Application for an addition. A review of revised drawings S1, S2 and 1 through 4 with revision date of August 15, 2016, prepared by Michael A. Gismondi, AIA, indicates the construction of a partial second story over the existing first floor. The second story is built over a one story addition that was previously approved by the Board of Appeals in July 2015 for coverage and side yard setback variances. The proposed addition will increase those previous side yard variances to be extended to the second story. The proposed floor 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"	4.1'	17.1'	2.9'
2. Combined Two Side Yards	40'-0"	13.8'	26.8'	13.2'
