

BOARD OF APPEALS ZONING

CALENDAR NO

AGENDA 7:00 P.M.

DECEMBER 7, 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-2016-34 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'

NEW APPLICATIONS NO APPEARANCE

Z-2016-35 Mr. Peter Gold, 340 Central Avenue, SBL 125.64-1-8. Application for a canopy addition. A review of Drawing A-1 dated October 31, 2016, prepared by SI Design, indicates the proposed addition of 20.5' by 40' canopy in the front yard. The premises are located in the LI Zone where auto laundries are a Special Permit per Section 5.1, Use Regulations of the White Plains Zoning Ordinance. The approving agency for such special permit is the Board of Appeals in accordance with Section 6.2. The proposed canopy installation will require an amendment to the Special Permit due to the fact that the proposal constitutes a significant change in the essential characteristic of the existing layout per Section 6.6.4 of the Zoning Ordinance.

Z-2016-36 Amodio’s Garden & Flower Shop, Inc. 1160 Mamaroneck Avenue, SBL 138.10-111-12. Application for replacement of damaged roof. A review of the submitted survey and drawings 1 and 2, with no date, prepared by Escaladas Assoc., indicates an entirely new gable roof for the existing one (1) story concrete block garage/storage building, located north of the main buildings. The applicant requests approval from the Board of Appeals to reconstruct the roof in accordance with Section 4.3.4.2 of the Zoning Ordinance. The existing flat roof was partially damaged due to a fire. Section 4.3.2.2 of the Ordinance does not allow the building to be structurally altered, therefore, the Board will need to address the extent of reconstruction.

In addition, the use as a garage space as constructed under original permit B-5537 shall not be changed to a retail display area as indicated in the current plans. Also an approximate 32'x40' addition was built onto the original garage without benefit of a permit or Board approval. Any changes beyond the roof reconstruction will require additional Board of Appeals approval.

Z-2016-37 Mr. Michael Daly, 139 Hillair Circle, SBL 138.9-10-13.1. Application for an addition. A review of the property survey and drawings A-1 to A-8 dated October 6, 2016, prepared by John Scarlato, Jr., indicates a proposed rear yard dwelling addition and deck construction. The property is located in the R1-20 Zone and is legally non-conforming with respect to the side yard setbacks. The proposed addition will increase the non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One side yard (North)	20'-0"	16.00'	9'-0"	11'-0"
2. One side yard (South)	20'-0"	15.55'	15.55'	4.45'
3. Combined two side yards	40'-0"	31.55'	24.55'	15.45'
