

BOARD OF APPEALS ZONING

CALENDAR NO

AGENDA 7:00 P.M.

FEBRUARY 1, 2017

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-2017-1 Mr. & Mrs. West, 143 Walworth Avenue, SBL 130.33-4-15. Application for a deck legalization. A review of page 1 dated October 20, 2016, prepared by John Annunziata, P.E., indicates the legalization of the rear yard deck. The premises are located in the R2-4 Zone and are legally existing non-conforming with respect to one side yard setback. To legalize the existing rear yard deck extension the following area variances will be required:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	7'-0"	5.1'	0'	7'-0"
2. Rear Yard Setback	25'-0"	26.2'	23.6'	1.4'

Z-2017-2 Ms. Tracey Zimmerman, 393 South Lexington Avenue. SBL 130.12-17-22. Application for an addition. A review of the architectural drawings dated April 14, 2016, prepared by Rob Dallesandro, R.A., indicates a proposed one story rear yard addition and deck. The premises are located in the R1-5 Zone and are legally non-conforming with respect to front yard, one side and two side yard setbacks. The proposed additions along with the deck’s privacy screen wall will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	7'-0"	6.04'	6.28'	0.72'
2. Combined Two Side Yards	18'-0"	14.36'	14.36'	3.64'
3. Side Yard Fence Height Section 4.4.16	6'-0"	-	8'-6"	2'-6"

NEW APPLICATIONS NO APPEARANCE

Z-2017-3 Mr. Martine Kulesza, 53 Coralyn Avenue, SBL 138.9-1-1.
Application for an addition. A review of drawings SP1 and 1 through 6 dated December 29, 2016, prepared by DeMasi Architects, indicates a two (2) story front and rear yard addition. The premises are located in the R1-5 Zone and are legally existing non-conforming with respect to one side yard and combined two side yard setbacks. The proposed additions will increase the dimensional non conformity and requires the following are variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yards	18'-0"	15.4'	15.4'	2.6'
