

**BOARD OF APPEALS ZONING**  
**AGENDA 7:00 P.M.**

**CALENDAR NO**

**JUNE 1, 2016**

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.

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Z-2016-7

White Plains Rural Cemetery Association, 365 North Broadway, SBL 125.08-1-1. Application for new construction. A review of the submitted site plan indicates the proposed construction of a one (1) story, 1,800 square foot crematory building. The building is to be located in an existing maintenance yard located off of Cemetery Road. The premises are located in the R2-4 Zone and are legally existing non-conforming with respect to use. The proposed construction of the crematory will require a use variance.

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Z-2016-12

Mr. Andrew Black, 10 Bolton Avenue, SBL 130.16-4-9. Application for an addition. A review of drawings 1 through 4, dated January 11, 2016 prepared by Gismondi Architects, indicates a proposed one (1) story front yard addition. The existing parking location is legally non-conforming and will not change. The property is located in the R1-5 Zone and the dwelling is legally existing non-conforming with respect to front yard and one side yard setback. The proposed addition will increase the existing non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard	25'-0"	22.8'	22.8'	2.2'
2. One Side Yard	7'-0"	5.0'	5.0'	2.0'

**NEW APPLICATIONS NO APPEARANCE**

Z-2016-13 Mr. Dante Melo, 36 Independence Street, SBL 125.72-4-22. Application for legalization and conversion. A review of drawings SK-1 through SK-3, dated April 1, 2016, prepared by LPG Architect, indicates the legalization of the second floor apartment and conversion of a one family dwelling into a two family. The property is located in the R2-4 Zone, a Residential One and Two Family Zone, and is legally existing non-conforming for a one family dwelling with respect to 'all building coverage', 'one side yard' and 'combined two side yard setbacks'. Conversion to a two family dwelling will increase the existing non-conforming dimensional properties. In addition, the conversion will create the need for four new independent variances; 'lot frontage', 'required lot area', 'F.A.R.' and 'main building coverage'. Therefore, the proposed conversion to a two family dwelling will require the following area variances.

	<u>Required</u> <u>One Family</u>	<u>Required</u> <u>Two Family</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Building Coverage	30%	25%	38.8%	38.8%	13.8%
2. Main Building Coverage	25%	22%	25%	25%	3%
3. Floor Area Ratio	0.60	0.55	0.60	0.60	0.05
4. Lot Area	5,000 s.f.	8,000 s.f.	5,000s.f.	5,000s.f.	3,000 s.f.
5. Lot Frontage	50'	75'	50'	50'	25'
6. One Side Yard Setback	7'	12'	5'	5'	7'
7. Combined Two Side Yards	18'	25'	15'	15'	10'