

BOARD OF APPEALS ZONING

CALENDAR NO

MARCH 3, 2021

Closed to in-person attendance due to the COVID-19 public health emergency. The meeting will be aired live on the White Plains Cable Access Channels (Channel 75 on Altice and Channel 47 on FIOS) and streamed on the City’s website (<http://whiteplainsny.swagit.com/live>).

Z-2020-31 Great Homes LLC, 138 Rosedale Avenue, SBL 138.14-4-6

Application for retaining wall compliance. A review of the submitted ‘as built’ drawing indicates that a number of the retaining walls do not comply with the locations and heights of those on the approved site plan. Section 4.4.16 of the White Plains Zoning Ordinance requires fences, walls including retaining walls, in required yards not to exceed a height of 4’-0” if located in the front yard nor 6’-0” in the other yards. The applicant therefore requests an area variance from retaining wall and fence height as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Fence & Wall Height	4’-0”	6’-0”	-	2’-0”
2. Side & Rear Yard Wall Height	6’-0”	8.58’	-	2.58’

Z-2021-1 51 Davis Avenue Associates, 51 Davis Avenue, SBL 130.35-5-10

Application to add an 8th dwelling unit in basement of an existing 7-unit multi-family residence. A review of drawing 1 with latest date of December 11, 2020, prepared by John Cotugno Architect, P.C., indicates an alteration to create an eighth dwelling unit in the basement of the existing seven (7) unit multi-family residence. The property is located in the RM-1.5 Zone and is legally existing non-conforming with respect to lot frontage. Variances for one side yard and combined two side yard setbacks were granted when the building was first constructed. The proposed addition of an eighth apartment will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Min. Lot Area per Dwelling Unit	1,500 SF	1,500 SF	1,312 SF	188 SF
2. Off Street Parking	13	11	11	2

Z-2021-2 Joan Malloy, 8 Hemlock Circle, SBL 138.06-13-3

Application to construct an in-ground pool and storage shed. A review of drawings SP-01 and SP-02 dated June 10, 2020, prepared by Gismondi Architects, indicates the proposed installation of a rear yard in-ground pool and a storage shed. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to main building coverage, lot area, one side yard and combined two side yard setbacks. The proposed pool and shed installation will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<i>SEPARATION DISTANCE</i>				
1. Main Building to Pool	20’-0”	-	10.4’	9.6’
2. Shed to Pool	20’-0”	-	3’-0”	17’-0”
3. Main Building to Shed	20’-0”	-	11’-0”	9’-0”
4. Section 4.4.24.7 Maximum Pool Fence Distance	25’-0”	-	41.5’	16.5’

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CALENDAR NO

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Z-2021-3 Ms. Jane Foster, 7 Colonial Road, SBL 131.07-7-9
Application to install a tennis court. A review of drawing 1, dated December 16, 2020, prepared by John Petroccione, P.E., indicates the proposed construction of a tennis court in the rear yard. The premises are located in the R1-30 residential one-family zone district where an accessory tennis court is a special permit use subject to the provisions of Section 6.1 and at the discretion of the Board of Appeals under Section 6.2 of the White Plains Zoning Ordinance.

Z-2021-4 Mr. Patrick Lee, 43 Chadwick Road, SBL 120.20-21-6
Application to construct a screened porch. A review of Drawings A-1 to A-5 dated January 11, 2021, prepared by SM Architecture Studio, indicates a proposed one (1) story rear yard screened porch addition. The property is located in the R1-5 one-family residential zone and is legally existing non-conforming with respect to rear yard setback. The proposed screened porch addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard Setback	25'-0"	14'-9"	11'-9"	13'-3"

NOTE: This site is environmentally sensitive due to steep slope and will also require Planning Board approval.

Z-2021-5 Alex & Bonnie Gordon, 20 North Lake Circle, SBL 131.19-1-28
Application to construct an addition. A review of drawing A-1 with latest date of April 13, 2020, prepared by Robert S. Everett, Architect, indicates a proposed second story rear yard addition. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to one side yard setback. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	11.5'	10.5'	9.5'

NEW APPLICATIONS NO APPEARANCE

Z-2021-6 Dave and Mary Ellen Bourgeois, 233 Davis Avenue, SBL 130.16-31-5
Application to construct an addition. A review of drawings A-001, A-002, A-100, A-101, A-201 and A-301 with latest date of February 4, 2021, prepared by All Design Architecture, indicates a proposed one (1) story rear yard addition, rear deck, widening of front porch and expansion of existing attached garage. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to one and combined 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. One Side Yard	7'-0"	7'-0"	4.5'	2.5'
2. Combined Two Side Yards	18'-0"	16'-0"	13.5'	4.5'