

**CITY OF NEW ROCHELLE
DEPARTMENT OF DEVELOPMENT
BOARD OF APPEALS ON ZONING AGENDA**

NOTICE IS HEREBY GIVEN pursuant to Chapter 331, Article XV, Section 134, of the Zoning Chapter of the New Rochelle Code, that a Regular Meeting will be held by the Board of Appeals on Zoning, in Meeting Room, B-1, City Hall, 90 Beaufort Place, New Rochelle, New York on **Wednesday evening, February 5, 2019 at 7:00pm** for the adjourned cases and new cases regarding the applications listed below. The BAZ welcomes all written comments from the public on applications to be heard by the Board. Time Permitting, we will welcome comments to the Board delivered orally at the hearing. The Chair reserves the right to limit the time and number of speakers on any matter before the Board:

ADJOURNED CASES

CASE #45-2018 VICTORIA HART, for permission to demolish deck built without a permit and construct a new deck. Legalize the shed installation; whereas the proposed $\pm 18'$ rear yard setback is less than the minimum required of 30'; whereas the proposed $\pm 0'$ distance between accessory shed and principal building is less than the minimum required of 10' in an R1-10A Zoned District, at the premises **1199 Weaver Street, Block 3056, Lot 22 [area variance]**

CASE #42-2018 YARDLEY CUSTURA, for permission to construct an in-ground swimming pool, accessory to an existing one-family dwelling. Amendment: Legalize changes (pool setback) and additional work (patios and shed construction); whereas the 18.19' pool side yard setback to legalize is less than the minimum required of 20'; whereas the $\pm 1.5'$ pool patio side yard setback to legalize is less than the minimum required of 6'; whereas the $\pm 2'$ paving stone detached patio to be legalized is less than the minimum required of 6'; whereas the $\pm 3'$ detached stone patio rear yard setback to be legalized is less than the minimum required of 10'; whereas the $\pm 1.34'$ shed side yard setback to be legalized is less than the minimum required of 6' in an R1-15 Zoned District, at the premises **203 Elk Avenue, Block 2006, Lot 53 [area variance]**

ADJOURNED BY APPLICANT UNTIL JUNE

CASE #2-2019 17 S. DIVISION STREET REALTY, LLC, for permission for renewal of expired permits to construct a 3rd story addition and convert the 2nd & 3rd stories use to 4 dwelling units. (3rd floor use required to be commercial as per BAZ condition, resolution #10-04, adopted on 2/3/04.); whereas the elimination of the condition of approval of an area variance for FAR greater than permitted (0.25 proposed/0.2 permitted) by the Board of Appeals on Zoning requires approval from the Board; whereas the proposed 0 parking space is less than the minimum required of 7 spaces in an DB Zoned District, at the premises **17 Division Street S., Block 413, Lot 28 [area variance]**

CASE #3-2019 JONATHAN REICH, for permission to construct a new 3-car attached garage and conversion of existing 2-car garage into a new exercise room for an existing one-family dwelling, 2-story over basement one-family dwelling; whereas the proposed 0.26 FAR/5,435 s.f. GFA is more than the maximum permitted of 0.25/5,059 s.f. (existing=0.21/4,245 s.f.); whereas the proposed $\pm 20'$ side yard setback is less than the minimum required of 25' (existing=40.4'); whereas the proposed $\pm 6'$ distance between shed and proposed addition is less than the minimum required of 10' in an R1-20 Zoned District, at the premises **155 Country Ridge Road, Block 3407, Lot 16 [area variance]**

NEW CASES

CASE #4-2019 MIGUEL CEJA, for permission to demolish an illegal carport, construction of a new two-car garage accessory to an existing two-family dwelling, and removal of a portion of a patio to be legalized (pavers and concrete) encroaching onto the required side yard; whereas the proposed garage building area is 42.3% of the principal building which is more than the maximum permitted of 25% for an accessory structure; whereas the proposed 31.4% total building coverage is more than the maximum permitted of 30%, whereas the proposed $\pm 2.7'$ side yard setback for the garage is less than the minimum required of 6', whereas the proposed $\pm 3.6'$ rear yard setback for the garage is less than the minimum required of 10' in an R2-7.0 Zoned District, at the premises **15 Sycamore Avenue, Block 678, Lot 8 [area variance]**
ADJOURNED TO MARCH MEETING

CASE #5-2019 MARK SALVO, for permission to legalize renovation of an existing pool; whereas the legalization of the setback of ± 17.3 feet for the swimming pool is less than the 20 feet required in an R1-10 Zoned District, at the premises **100 Ramona Court, Block 2873, Lot 18 [area variance]**

CASE #6-2019 ALEX MUSCARELLA, for permission to install an in-ground swimming pool for an existing one-family dwelling, construction of a new paved terrace around the pool, and change of fence height; whereas the proposed $\pm 5.0'$ rear yard setback of stone deck to be legalized is less than the minimum required of 10', whereas the proposed $\pm 5.8'$ street yard setback of stone deck is less than the minimum required of 25', whereas the proposed 6' height to be legalized for the fence within the required street yard setback is more than the maximum permitted of 4' in an R1-15 Zoned District, at the premises **200 Overlook Circle, Block 1042, Lot 1 [area variance]**

CASE #7-2019 ANNA DAYN, for permission to construct a 1-story addition and new deck in the rear of an existing one-family dwelling of type 5B constructions; whereas the proposed 23' rear yard setback at rear addition is less than the minimum required of 30', whereas the proposed $\pm 19'$ rear yard setback for the new deck is less than the minimum required of 30' in an R1-10 Zoned District, at the premises **16 Highridge Road, Block 2236, Lot 27 [area variance]**

EILEEN O'ROURKE, CHAIRPERSON
BOARD OF APPEALS ON ZONING