

**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 Council Chambers, City Hall, 515 North Avenue, New Rochelle, New York on **Tuesday evening, March 7, 2023 at 6:00pm** 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 #40-2022 EMERSON MOORE, for permission to construct a patio for an existing one-family dwelling; whereas the proposed 0' street side yard setback is less than the minimum required of 25' in an R1-15 Zoned District, at the premises **145 Valley Road, Block 2191, Lot 157 [area variance]**

CASE #45-2022 AUNDRE OLDACRE, for permission to construct a new 2-story one-family dwelling with attached 2-car garage on a vacant lot; whereas the proposed 6,964.27 sq. ft. of lot area is less than the minimum required of 7,500 sq. ft.; whereas the proposed 50' frontage and lot width is less than the minimum required of 75' in an R1-HIST Zoned District, at the premises **Fifth Avenue, Block 848, Lot 21 [area variance]**

CASE #46-2022 GRASSO BROTHERS GC INC., for permission to subdivide an existing lot into two lots, one with an existing one-family dwelling to be altered under a separate application and one buildable vacant lot to be developed under a separate application; whereas the proposed lot area of 12,373 sq.ft. for lot A is less than the minimum required of 15,000 sq. ft. in an R1-15 Zoned District, at the premises **39 Potters Lane, Block 110, Lot 23 [area variance]**

CASE #1-2023 ALY KAMEL, for permission to convert existing one family to a two family in an R2-7.0 zone. Remove and replace drywall in basement, basement to be non-habitable storage space. Legalize two bathroom renovations *(Legalize Existing); whereas the proposed lot area per dwelling unit of 2,921 sq. ft. is less than the 3,500 sq. ft. per dwelling unit required; whereas the two existing non-conforming off street parking spaces is less than the minimum of 4 off street parking spaces required for a two family residence in an R2-7.0 Zoned District, at the premises **32 Sidney Street, Block 1004, Lot 44 [area variance]**

ADJOURNED UNTIL THE APRIL 4 MEETING

NEW CASES

CASE # 6-2023 DONOVAN VINCENT, for permission to construct a one-story addition and deck in the rear of an existing one-family dwelling; whereas the proposed 0.39 FAR/1,607 sq. ft. exceeds the maximum permitted of 0.35/1,437 sq. ft. (existing non-conforming = 0.36/1,497 sq. ft.) in an R1-7.5 Zoned District, at the premises **64 Askins Place, Block 1625, Lot 114 [area variance]**

CASE #7-2023 SOPHIA ROBINSON, for permission to enclose the existing front porch, renovation of first, second and third floor. New sprinkler system for 3rd floor and path of egress travel; whereas the proposed front yard setback for a porch enclosure at 14.01' ± is less than the required 15' front yard setback; whereas the proposed FAR of .66 (3,338 sq.ft. ±) is more than the allowed FAR of .40 (2,000 sq. ft.) in an R2-7.0 Zoned District, at the premises **21 Lyon Place, Block 282, Lot 15 [area variance]**

CASE #8-2023 PHILIP SCHONBERG, for permission to construct a new ground floor bedroom and bath addition to an existing one-family dwelling; whereas the proposed side yard setback of 11' ± is less than the minimum 15' required; whereas the proposed rear yard setback of 27.5' ± is less than the minimum 30' required in an R1-10 Zoned District, at the premises **230 Winding Brook Road, Block 2841, Lot 29 [area variance]**

Pasquale Procopio, Chairperson
Board of Appeals on Zoning