

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

**NOTICE IS HEREBY GIVEN** pursuant to Chapter 331, Article XI, Section 74, 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 **Tuesday evening, April 3, 2012 at 7:00pm** for the adjourned cases and new cases regarding the following applications:

**ADJOURNED CASES**

**CASE #8-2012 IBRAHIM ALOMARI**, for permission to operate business for extended hours and continuously for 24 hours a day, 7 days a week. Current regulation as set forth in New Rochelle City Code, Sec. 331-61-I limits operation; whereas a convenience store, carry-out restaurant, fast-food restaurant, motor vehicle filling station, or motor vehicle service station shall be prohibited to operate during extended hours when such facility is located on a lot which is adjacent to a lot which is partially or totally located in an DB Zoned District, at the premises **6 Sickles Avenue, Block 1210, Lot 18 [use variance]**

**CASE #9-2012 EDELWEISS REALTY INC.**, for permission to operate business for extended hours and continuously for 24 hours a day, 7 days a week. Current regulation as set forth in New Rochelle City Code, Sec. 331-61-I limits operation; whereas a convenience store, carry-out restaurant, fast-food restaurant, motor vehicle filling station, or motor vehicle service station shall be prohibited to operate during extended hours when such facility is located on a lot which is adjacent to a lot which is partially or totally located in an NB Zoned District, at the premises **671 North Avenue, Block 1004, Lot 28 [use variance]**

**ADJOURNED BY APPLICANT**

**NEW CASES**

**CASE #11-2012 AMY P. KLINE**, for permission to install an in-ground swimming pool; whereas the proposed side yard setback of 10.7' is less than the 20' setback required in an R1-20 Zoned District, at the premises **40 Northwood Circle, Block 2975, Lot 29 [area variance]**

**CASE #12-2012 MARINA'S EDGE OWNERS CORP.**, for permission to renovate/alter existing raw vacant land and improve to 28 off street parking lot/area; whereas the proposed 28 parking spaces is more than the 4 spaces permitted within the R2-7.0 Zoned District, at the premises **Davenport Avenue, Block 103, Lot 25 [area variance]**

**CASE #13-2012 JAMES ALPERIN**, for permission to erect a new wood

deck/balcony in rear of existing one family house; whereas proposed  $\pm$  18.5' rear yard to wood deck/balcony is less than 30' minimum required in an R1-7.5 Zoned District, at the premises **30 Ridge Road, Block 1126, Lot 8 [area variance]**

**CASE #14-2012 CHRISTOPHER RIENDEAU**, for permission for a first floor alteration and second floor addition over existing first floor; whereas proposed front yard of 23' -2" is less than the 25' front yard required; whereas proposed FAR of .456 is greater than the .35 FAR allowed in an R1-7.5 Zoned District, at the premises **68 Mountain Avenue, Block 1124, Lot 37 [area variance]**

CASE #15-2012 COLLEEN O'SULLIVAN, for permission to erect a one-story addition (study) in rear of one-family house. Second story addition (master bedroom & bath) in rear over family room. Minor interior alteration; whereas proposed FAR calculation of .49 is greater than the .35 allowed; whereas proposed impervious surface coverage of 52% is greater than the 50% allowed in an R1-7.5 Zoned District, at the premises **55 Woodlawn Avenue, Block 1120, Lot 29 [area variance]**

**ADMINISTRATIVE ITEM:**

Case #34-2011 Greentree Country Club adoption of verbatim transcript.

RICHARD A. SOSIS, CHAIRMAN  
BOARD OF APPEALS ON ZONING