

**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, June 5, 2012 at 7:00pm** for the adjourned cases and new cases regarding the following applications:

ADJOURNED CASES

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]**
WITHDRAWN BY APPLICANT

NEW CASES

CASE #20-2012 SEBASTIAN BULFAMANTE, for permission to re-apportion lot with adjoining lot (65 Neptune Avenue) and create a new driveway; whereas where a lot is formed hereafter from part of a lot already occupied by a building, such separation shall be effected in a manner which will not impair conformity with any requirements of this chapter with respects to the existing building and all yards and other required spaces therewith (reduction of lot frontage from 75' to 67.6' is less than the 100' required) in an R1-10A Zoned District, at the premises **55 Neptune Avenue, Block 501, Lot 124 [area variance]**

CASE #21-2012 JERRY MALETT, for permission to construct an elevated wood deck; whereas proposed rear yard setback of 16' -1" is less than the 30' required in an R1-10 Zoned District, at the premises **25 Devonshire Road, Block 2033, Lot 30 [area variance]**

CASE #22-2012 SRI GANESH HOLDINGS, LLC, for permission to amend existing BP-2003-0634 to change condition of approval for 3rd floor and convert second floor back to a residential use and convert 3rd floor to residential use. (Original application was as follows: erect third floor office use addition on to existing two story building, renovate/convert second floor residential use to restaurant dining/seating and renovate/upgrade first floor restaurant); whereas revise/eliminate condition of approved BAZ Case #12-2004, Res.#10-04 stating

that the 3rd floor remain a commercial use in an DB Zoned District, at the premises **17 South Division Street, Block 413, Lot 28 [area variance]**

CASE #23-2012 MARKO RAM REALTY CORPORATION, for permission to convert use of building from auto parts warehouse and offices/retail to retail space; whereas existing parking lot of 16 spaces is less than the 18 spaces required; whereas zero (0) loading spaces are provided where one (1) loading space is required in an NB Zoned District, at the premises **465 North Avenue, Block 822, Lot 1 [area variance]**

CASE #24-2012 NEIL KLEINMAN, for permission to *(Legalize Existing)* deck, concrete steps, enclose second story open porch, finished basement and bath; whereas proposed FAR of .36 is more than the .35 allowed for this size lot in R1-HIST district (6870 s.f.); whereas proposed side yard of 6.4' is less than the 8' minimum required; whereas proposed combined side yard of 12.8' is less than the 20' required; whereas proposed rear yard of 12.3' is less than the 30' required in an R1-HIST Zoned District, at the premises **81 Rockland Place, Block 878, Lot 54 [area variance]**

RICHARD A. SOSIS, CHAIRMAN
BOARD OF APPEALS ON ZONING