

**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 **Wednesday evening, April 3, 2013 at 7:00pm** for the adjourned cases and new cases regarding the following applications:

ADJOURNED CASES

**CASE #8-2013 MAURA MCCOSKER**, for permission to legalize existing deck \*(Legalize Existing)\*; whereas the proposed side yard setback of 4' is less than the 8' required; whereas the proposed rear yard setback of 16.8' is less than the 30' required in an R1-10A Zoned District, at the premises **40 Wickford Road, Block 1504, Lot 151 [area variance]**

**CASE #10-2013 FRANK CARINO**, for permission to legalize and convert one family to a two family, new kitchen on second floor, convert basement toilet room to a full bathroom, new attic bathroom and new first floor bathroom \*(Legalize Existing)\*; whereas side yard setback of 4.5' is less than the 6' required; whereas the lot width at frontage of 52' is less than the 70' required in an RMF-0.4 Zoned District, at the premises **246 Webster Avenue, Block 1340, Lot 145 [area variance]**

NEW CASES

**CASE #12-2013 JOHN MCDERMOTT**, for permission to legalize front porch enclosure for an existing one-family dwelling \*(Legalize Existing)\*; whereas the 0.45 FAR to be legalized exceeds the permitted maximum FAR of 0.35 (existing FAR is 0.43) in an R1-7.5 Zoned District, at the premises **85 Lawrence Place, Block 1617, Lot 38 [area variance]**

**CASE #13-2013 AARON GOLDSTEIN**, for permission to construct a new wood frame deck in rear of an existing one-family dwelling; whereas the proposed 20' rear yard setback at the proposed deck is less than the 30' minimum required in an R1-10A Zoned District, at the premises **77 Livingston Road, Block 3302, Lot 43 [area variance]**

**CASE #14-2013 EDWARD FARRELL**, for permission to legalize the existing one-story room to the rear of the dwelling, replace wood landing and stairs to grade previously removed. Legalize the removal of a one-story along the right rear of

the dwelling, the removal of the exterior cellar stairs and to clarify the work done under building permit #15486 dated 4/1/33; whereas the proposed FAR of 64.7% is greater than the 40% maximum allowable (existing FAR is 62.5%); whereas the proposed coverage of 39.5% is greater than the 30% maximum allowable (existing coverage is 37.7%); whereas the proposed impervious surfaces of 62.44% is greater than the 60% maximum allowable (existing impervious surfaces 60.2%); whereas proposed side yard to addition of .63' is less than the 6' minimum required in an R2-7.0 Zoned District, at the premises **100 Church Street, Block 212, Lot 8 [area variance]**

RICHARD A. SOSIS, CHAIRMAN  
BOARD OF APPEALS ON ZONING