

**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 7, 2015 at 7:00pm** for the adjourned cases and new cases regarding the following applications:

ADJOURNED CASES

CASE #53-2014 TULLIO MIGLIARINI, for permission of alteration of retail store for conversion to a coffee shop *(Legalize Existing)*; whereas the 0 additional space provided is less than the 6 additional spaces required because of the change of use in an NB Zoned District, at the premises **109 Union Avenue, Block 1246, Lot 25 [area variance]**

WITHDRAWN BY APPLICANT

CASE #7-2015 JESUS VALENCIA, for permission to convert existing rooming house to a four family residence; whereas the proposed FAR calculation of .87 is greater than the .40 allowed; whereas the proposed 6,400 sq. ft. lot area is less than the 7,000 sq. ft. required; whereas the proposed 1,500 sq. ft. per unit is less than the 3,500 sq. ft. required; whereas the proposed 64' lot frontage is less than the 70' required; whereas the proposed rear yard setback of 25' is less than the 30' required; the proposed off street parking of 0 spaces is less than the 8 spaces required in an RMF-0.4 Zoned District, at the premises **65 Bayview Avenue, Block 204, Lot 80 [area variance]**

NEW CASES

CASE #9-2015 ANGELO DERAFFELE, for permission to add a two story addition on left side of house with 408 sq. ft. of living space including one full bathroom, and steps leading to 200 sq. ft. attic space; whereas the proposed side yard of 8' is less than the 12' minimum required; whereas the combined side yards of 16.5' is less than the 20' minimum required in and R1.75 Zoned District, at the premises **11 LaSalle Drive, Block 315, Lot 391 [area variance]**

CASE #10-2015 ADAM D. CHERIFF, for permission to construct a new wood deck at rear of residence; whereas the proposed rear yard setback of 27.3' is less than the 30' required in an R1-10 Zoned District, at the premises **212 Winding Brook Road, Block 2841, Lot 27 [area variance]**

CASE #11-2015 115 STONELEA PLACE, LLC, for permission to construct a partial 3rd story to create convert 4 existing one-bedroom units to two-bedrom units in an existing 24-unit multi-family dwelling; whereas the proposed FAR of 0.628 exceeds the permitted maximum FAR of 0.5 (existing non-conforming FAR=0.549) in an RMF-0.5 Zoned District, at the premises **115 Stonelea Place, Block 296, Lot 51 [area variance]**

CASE #12-2015 ROBERT – GEORGE REALTY, for permission for a conversion to motor vehicle repair facility and construction of an addition for accessory car wash and preparation bay *(Legalize Existing)*; whereas the 0’ side yard setback of attached canopy to adjacent non-conforming residential property is less than the 10’ minimum required in an LI Zoned District, at the premises **41 Potter Avenue, Block 877, Lot 99 [area variance]**

CASE #13-2015 KIM WALKER, for permission to legalize finished storage basement and new bathroom *(Legalize Existing)*; whereas the proposed FAR calculation of .36 is greater than the .30 allowed in an R1-10 Zoned District, at the premises **68 Dusk Drive, Block 2376, Lot 14 [area variance]**

RICHARD A. SOSIS, CHAIRMAN
BOARD OF APPEALS ON ZONING