

**VILLAGE OF WESLEY HILLS
ZONING BOARD OF APPEALS**

AGENDA

October 6, 2021

Village Hall

7:30pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Ken Grossman for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having building coverage .12 instead of the maximum permitted of .10 and impervious surface ratio of .32 instead of the maximum permitted of .25.

The premises are situated on the west side of Deerwood Road approximately 200 feet north of Cara Drive, known as 31 Deerwood Road, designated on the Tax Map as Section 32.20 Block 1 Lot 53, in an R-35 Zoning District

4. Continued Public Hearing on the application submitted by Joseph and Batsheva Haas for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence having a front yard of 32.4 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of Woodcrest Road approximately 560 feet west of Wilder Road, known as 8 Woodcrest Road, designated on the Tax Map as Section 41.10 Block 1 Lot 28, in an R-35 Zoning District

5. Public Hearing on the application submitted by Chana Gold for variances from the provisions of Section 230-17 Attachment I, 230-14 (O)(4)(a), 230-14(L) (1), (2), (3) and 230-13(C) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition to a single family residence and installation of a sports court having a front yard of 15.2 feet instead of the minimum required of 50 feet, front yard impervious surface ratio of .301 instead of the maximum permitted of .20, impervious surface ratio of .253 instead of the maximum permitted of .25, fence height of 10 feet instead of the maximum that would be permitted of 6 feet in the front yard and 8 feet in the side yard and for an increase in the dimensional nonconformity.

The subject premises are situated on the north side of East Willow Tree Road approximately 250 feet east of Wilder Road, known as 146 East Willow Tree Road, designated on the Tax Map as Section 41.10 Block 2 Lot 47, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Joseph Mause for variances from the provisions of Section 230-17 Attachment 1 and of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of a basketball court, inground swimming pool and cabana having side yard of 18.1 feet instead of the minimum required of 25 feet, rear yard of 36 feet instead of the minimum required of 50 feet, building coverage of .11 instead of the maximum permitted of .10 and front yard impervious surface ratio of .22 instead of the maximum permitted of .20.

The subject premises are situated on the east side of Sherri Lane approximately 500 feet north of Skylark Drive, known as 6 Sherri Lane, designated on the Tax Map as Section 41.16 Block 1 Lot 29, in an R-35 Zoning District.

7. Public Hearing on the application submitted by Chaim Bodner for variances from the provisions of Section 230-17 Attachment 1 and of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an inground swimming pool and cabana having impervious surface ratio of .283 instead of the maximum permitted of .20 and front yard impervious surface ratio of .198 instead of the maximum permitted of .15.

The subject premises are situated on the south side of Suhl Lane, known as 4 Suhl Lane, designated on the Tax Map as Section 41.14 Block 1 Lot 21, in an R-50 Zoning District.

8. Approval of Minutes – August 18, 2021
9. Resolution re: Congregation Ahavas Yitzchak