

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

December 14, 2022
7:30 pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Moshe Braun for a variance from the provisions of Section 230-17 Attachment I and 230-14O(4)(a) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a shed having a side yard of 2 feet instead of the minimum required of 25 feet.

The subject premises are situated at the bulb of the cul-de-sac on Auburn Court, known as 6 Auburn Court, designated on the Tax map as Section 41.15 Block 2 Lot 16, in an R-35 Zoning District.

4. Continued Public Hearing on the application of Eli Amsterdam for variances from the provisions of Sections 230-17 Attachment I and 230-14O(4)(a) to permit the re-subdivision of two lots and construction of a cabana on the lot known as 8 Suhl Lane, said cabana having a rear yard of 25 feet instead of the minimum required of 50 feet and the lot known as 95 Forshay Road having a rear yard of 43.3 feet instead of the minimum required of 50 feet, swimming pool rear yard of 4.3 feet instead of the minimum required of 15 feet and impervious surface ratio of .31 instead of the maximum permitted of .25.

The subject premises are situated on the east side of Suhl Lane approximately 250 feet north of Grandview Avenue, known as 8 Suhl, designated on the Tax Map as Section 41.14 Block 1 Lot 27.3 and on the west side of Forshay Road approximately 275 feet north of Grandview Avenue, known as 95 Forshay Road, designated on the Tax Map as Section 41.14 Block 1 Lot 30, both lots being in the R-35 Zoning District.

5. Continued Public Hearing on the application submitted by Avraham Ulano for variances from the provisions of Sections 230-17 Attachment I and 230-14O(a) to permit the construction, maintenance and use of an in-ground swimming pool and cabana having front yard of 44.9 feet for the swimming pool and 40.7 feet for the cabana instead of the minimum required of 50 feet, building coverage of .107 instead of the maximum permitted of .10, side yard of 11.8 feet instead of the minimum required of 30 feet, total side yard of 67.4 feet instead of the minimum required of 75 feet, ground floor area of 1522 square feet instead of the maximum permitted of 900 square feet and impervious surface ratio of .292 instead of the maximum permitted of .20.

The subject premises are situated on the southside of Cutler Court at Route 202, known as 7 Cutler Court, designated on the Tax Map as Section 40.16 Block 1 Lot 1, in an R-50 Zoning District.

6. Continued Public Hearing on the application submitted by Yehuda and Dvora Ginsberg for a variance 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 a single-family residence having a front yard of 35 feet instead of the minimum required of 50 feet.

The subject premises are situated on the east side of Vanessa Drive approximately 385 feet south of Lime Kiln Road, known as 6 Vanessa Drive, designated on the Tax Map as Section 41.07 Block 2 Lot 21, in an R-50 Zoning District.

7. Continued Public Hearing on the application submitted by Chaya Wilhelm for a variance 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 a single-family residence having building coverage of .115 instead of the maximum permitted of .10.

The subject premises are situated on the east side of Dike Drive approximately 124 feet north of Roven Road, known as 16 Dike Drive, designated on the Tax Map as Section 41.6 Block 1 Lot 3, in an R-35 Zoning District.

8. Public Hearing on the application submitted by Ayelet Berman for a variance 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 of .163 instead of the maximum permitted of .10.

The subject premises are situated on the west side of Villa Lane approximately 1,000 feet north of Ardley Place, known as 11 Villa Lane, designated on the Tax Map as Section 41.6 Block 1 lot 74, in an R-35 Zoning District.

9. Approval of Minutes –November 16, 2022