

VILLAGE OF WESLEY HILLS
ZONING BOARD OF APPEALS
AGENDA
January 17, 2018, 8:00 PM
Village Hall

1. Call to Order
2. Roll Call
3. Continued Public Hearing to consider the application submitted by Eliana Braunstein for a variance from the provisions of Section 230-17 Table of Dimensional Requirements and Section 230-14(O)(6) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a cabana having a side yard of 14.4 feet instead of the minimum required of 25 feet and a total side yard of 50.2 feet instead of the minimum required of 60 feet, a pergola have a rear yard of 15 feet instead of the minimum required of 50 feet, a generator having a side yard of 5.4 feet instead of the minimum required of 8.3 feet and a rear yard of 8.1 feet instead of the minimum required of 16.7 feet, a fence having a height of 10 feet instead of the maximum required of 6 feet, building coverage of .12 instead of the maximum permitted of .10, impervious surface of .33 instead of the maximum permitted of .25 and to permit five accessory buildings instead of the maximum permitted of two accessory buildings.

The subject premises are situated on the west side of Rochelle Lane, approximately 410 feet north of East Willow Tree Road, known as 5 Rochelle Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 58.3, in an R-35 Zoning District.

4. Continued Public Hearing to consider the application submitted by Mark Mindick for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment 1 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 on Amsterdam Ave of 40.4 feet instead of the minimum required of 50 feet, front yard on Jodi Court of 32 feet instead of the minimum required of 50 feet, building coverage of .113 instead of the maximum permitted of .10, and impervious surface ratio of .33 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Amsterdam Ave at the intersection with Jodi Court, known as 16 Amsterdam Ave, designated on the Tax Map as Section 41.11 Block 1 Lot 45, in an R-35 Zoning District.

5. Continued Public Hearing to consider the application submitted by Martin Sabel for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment 1 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 .117 instead of the maximum permitted of .10 and front yard impervious surface of .333 instead of the maximum permitted of .20.

The subject premises are situated on the east side of Charlotte Drive approximately 1000 feet west of Deerwood Road, known as 2 Charlotte Drive, designated on the Tax Map as Section 41.08 Block 1 Lot 34, in an R-35 Zoning District.

6. Public Hearing to consider the application submitted by Miriam Nachfolger for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment 1 of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family dwelling, swimming pool and pool house having a rear yard of 48.14 feet instead of the minimum required of 50 feet, building coverage of .18 instead of the maximum permitted of .10, impervious surface ratio of .36 instead of the maximum permitted of .25, side yard accessory structure of 19.1 feet instead of the minimum required of 25 feet, rear yard accessory structure of 16.6 feet instead of the minimum required of 50 feet and pool at 8.8 feet from the lot line instead of the minimum required of 15 feet.

The subject premises are situated on the west side of Villa Lane approximately 540 feet north of Ardley Place, known as 3 Villa Lane, designated on the Tax Map as Section 41.10 Block 1 Lot 9, in an R-35 Zoning District.