

VILLAGE OF WESLEY HILLS
ZONING BOARD OF APPEALS
AGENDA
August 16, 2017, 8:00 PM
Village Hall

1. Call to Order
2. Roll Call
3. Continued Public Hearing to consider the application submitted by Mike Sussholz for variances from the provisions of Section 230-17 the Table of Dimensional Requirements of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a single family residence having one side yard of 20 feet instead of the minimum required of 25 feet, total side yard of 44.2 feet instead of the minimum required of 60 feet and building coverage of .112 instead of the maximum required of .10.

The subject premises are situated on the south side of Charlotte Drive, approximately 530 feet west of Park Terrace, known as 28 Charlotte Drive, designated on the Tax Map as Section 41.08, Block 2 Lot 44, in an R-35 Zoning District.

4. Continued Public Hearing to consider the application submitted by Alan Messner for variance from the provisions of Section 230-17 the Table of Dimensional Requirements of the Code of the Village of Wesley Hills to permit the maintenance and use of a single family residence having a front yard of 42 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of Rochelle Lane approximately 530 feet north of East Willow Tree Road, known as 15 Rochelle Lane, designated on the Tax Map as Section 41.08, Block 2 Lot 58.7, in an R-35 Zoning District.

5. Public Hearing to consider the application submitted by Bassie Hurwitz for variances from the provisions of Section 230-17 the Table of Dimensional Requirements Attachment I of the Code of the Village of Wesley Hills to permit a two lot subdivision, proposed lot #1 having lot area of 44,097 square feet instead of the minimum required of 50,000 square feet, side yard of 20.9 feet instead of the minimum required of 30 feet, total side yard of 51.5 feet instead of the minimum required of 75 feet and impervious surface ratio of .26 instead of the maximum permitted of .20, and proposed Lot No. 2 having lot area of 45,227 square feet instead of the minimum required of 50,000 square feet, lot frontage of 28 feet instead of the minimum required of 100 feet and front yard impervious surface ratio of .37 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Spook Rock Road approximately 700 feet north of Grandview Ave, known as 89 Spook Rock Road, designated on the Tax Map as Section 40.16, Block 1 Lot 10.2, in an R-50 Zoning District.

6. Public Hearing to consider the application submitted by Miriam Aronoff for variances from the provisions of Section 230-17 the Table of Dimensional Requirements 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 29.2 feet instead of the minimum required of 50 feet, rear yard of 40 feet instead of the minimum required of 50 feet, building coverage of .15 instead of the maximum permitted of .10 and having a height of 3 stories instead of the maximum permitted of 2 ½ stories.

The subject premises are situated on the north side of Pearl Drive, at the corner with Route 306, known as 2 Pearl Drive, designated on the Tax Map as Section 41.07, Block 1 Lot 31, in an R-35 Zoning District.

7. Approval of Minutes - July 19, 2017