

VILLAGE OF WESLEY HILLS  
ZONING BOARD OF APPEALS  
AGENDA  
September 27, 2017, 8:00 PM  
Village Hall

1. Call to Order
2. Roll Call
3. Continued 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.

4. Public Hearing to consider the application submitted by Chaya Kurtz for a variance from the provisions of Section 230-17 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 a front yard of 40 feet instead of the minimum required of 50 feet.,

The subject premises are situated on the east side of Deerwood Road, known as 12 Deerwood Road, designed on the Tax Map as Section 41.08 Block 2 Lot 53, in an R-35 Zoning District.

5. Approval of Minutes – August 16, 2017