

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

AGENDA

March 17, 2021

Village Hall

7:30pm

1. Call to Order
2. Roll Call
3. Public Hearing on the application submitted by Elliot and Dena Appel 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 46.8 feet instead of the minimum required of 50 feet, side yard of 20.6 feet instead of the minimum required of 25 feet, total side yard of 50.2 feet instead of the minimum required of 60 feet and front yard impervious surface ratio of .20 instead of the maximum permitted of .15.

The subject premises are situated on the west side of Roble Road approximately 400 feet north of Ari Drive, known as 21 Roble Road, designated on the Tax Map as Section 32.18 Block 2 Lot 37, in an R-50 Zoning District.

4. Continued Public Hearing on the application submitted by Brenton and Esther Eisenreich for a variance from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the relocation of a 766 square foot cabana having a side yard of 10.8 feet instead of the minimum required of 25 feet.

The subject premises are situated on the west side of Hillside Court at the intersection with Cara Drive, known as 22 Hillside Court, designated on the Tax Map as Section 41.08 Block 1 Lot 12, in an R-35 Zoning District.

5. Public Hearing on the application submitted by Cheskel March on appeal of a determination of the Building Inspection dated December 20, 2020 that an apartment situated above the garage at 174 Grandview Avenue had lost its non-conformity or, in the alternative, for an extension of the previous non-conforming use of the dwelling unit.

The subject premises are situated on the south side of Grandview Avenue approximately 200 feet east of Forshay Road, known as 174 Grandview Avenue, designated on the Tax Map as Section 41.14 Block 1 Lot 51, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Martin Sabel and Nechama Keller for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the maintenance and use of a single-family residence having side yard of 24.5 feet instead of the minimum required of 25 feet and the construction, maintenance and use of a cabana having rear yard of 25 feet instead of the minimum required of 50 feet:

The subject premises are situated on the east side of Holland Lane, known as 27 Holland Lane, designated on the Tax Map as Section 41.11 Block 1 Lot 28, in an R-50 Zoning District

7. Approval of Minutes – February 17, 2021