

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

AGENDA

April 21, 2021

Village Hall

7:30pm

1. Call to Order
2. Roll Call
3. Continued 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 35 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.

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. Continued 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 Benjamin and Chana Berkowitz 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 side yard of 18.5 feet instead of the minimum required of 25 feet, building coverage of .146 instead of the maximum permitted of .10 and impervious surface ratio of .313 instead of the maximum permitted of .25.

The subject premises are situated on the south side of Sherri Lane approximately 335 feet west of Plank Road, known as 20 Sherri Lane, designated on the Tax Map as Section 41.16 Block 1 Lot 22, in an R-35 Zoning District.

7. Public Hearing on the application submitted by Shimmy Enterprises, inc. for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills and for an interpretation of the definition of DEVELOPMENT COVERAGE to permit the construction, maintenance and use of an addition to a single family residence consisting of a garage and an enclosed swimming pool having impervious surface coverage ratio of .29 instead of the maximum permitted of .25, front yard impervious surface ratio of .28 instead of the maximum permitted of .23 and building coverage of .167 instead of the maximum permitted of .1245.

The subject premises are situated on the south side of Parker Drive approximately 100 feet east of Pilgram Lane, known as 59 S Parker Drive, designated on the Tax Map as Section 41.18 Block 1 Lot 39, in an R-35 Zoning District.

8. Approval of Minutes – March 17, 2021