

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

June 16, 2021

Village Hall

7:30pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Yisroel and Heidi Kluger 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 a swimming pool, pool patio, cabana and pergola having building coverage of .1273 instead of the maximum permitted of .10 and impervious surface ratio of .28 instead of the maximum permitted of .25.

The premises are situated on the north side of Tammy Road approximately 420 feet west of Plank Road, known as 23 Tammy Road, designated on the Tax Map as Section 41.16 Block 1 Lot 37, in an R-35 Zoning District

4. Continued Public Hearing on the application submitted by Mark and Goldie Schwartz 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 a single family residence and cabana having a side yard of 20.3 feet instead of the minimum required of 25 feet on the west side of the property, a side yard of 15.9 feet instead of the minimum required of 25 feet on the east side of the property, rear yard of 16.2 feet instead of the minimum required of 50 feet, total side yard of 58.4 feet instead of the minimum required of 60 feet, building coverage of .134 instead of the maximum permitted of .12 and front yard impervious surface of .28 instead of the maximum permitted of .20.

The subject premises are situated on the south side of Ardley Place approximately 250 feet east of Astor Place, known as 7 Ardley Place, designated on the Tax Map as Section 41.10 Block 1 Lot 24, 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. Approval of Minutes – May 19, 2021