

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

AGENDA

August 18, 2021

Village Hall

7:30pm

1. Call to Order
2. Roll Call
3. Public Hearing on the application submitted by Congregation Ahavas Yitzchak for an extension of time of the variances approved by the Zoning Board of Appeals on July 17, 2019.

The premises are situated on the west side of Forshay Road at the intersection with Parker Blvd., known as 73 Forshay Road, designated on the Tax Map as Section 41.18 Block 1 Lot 12, in an R-35 Zoning District

4. Public Hearing on the application submitted by Ken Grossman 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 building coverage .12 instead of the maximum permitted of .10 and impervious surface ratio of .32 instead of the maximum permitted of .25.

The premises are situated on the west side of Deerwood Road approximately 200 feet north of Cara Drive, known as 31 Deerwood Road, designated on the Tax Map as Section 32.20 Block 1 Lot 53, in an R-35 Zoning District

5. Public Hearing on the application submitted by Joseph and Batsheva Haas 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 32.4 feet instead of the minimum required of 50 feet.

The subject premises are situated on the north side of Woodcrest Road approximately 560 feet west of Wilder Road, known as 8 Woodcrest Road, designated on the Tax Map as Section 41.10 Block 1 Lot 28, in an R-35 Zoning District

6. Continued Public Hearing on the application submitted by Shimmy Enterprises Inc. on behalf of Carmel Holding LLC 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 cabana and pergola having a side yard of 15 feet instead of the minimum required of 25 feet and total side yard of 36 feet instead of the minimum required of 60 feet.

The subject premises are situated on the east side of Wilder Road approximately 250 feet south of Carter Lane, known as 28 Wilder Road, designated on the Tax Map as Section 41.10 Block 2 Lot 61, in an R-35 Zoning District.

7. Continued Public Hearing on the application submitted by Cheskel March on appeal of a determination of the Building Inspector 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.

8. Approval of Minutes – July 21, 2021