

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

April 19, 2023

7:30 pm

1. Call to Order
2. Roll Call
3. Continued Public Hearing on the application submitted by Martin Neiman for variances from the provisions of Section 230-14O(5) and 230-14O(6) to permit the construction, maintenance and use of an accessory building that is 3,000 square feet instead of the maximum permitted of 900 square feet and is the fourth accessory building on the lot when not more than two are permitted.

The subject premises are situated on the south side of Pomona Lane at the intersection with West Lane, known as 24 Pomona Lane, designated on the Tax Map as Section 41.08 Block 2 Lot 29, in an R-35 Zoning District.

4. Continued Public Hearing on the application submitted by Nachum Lebovics and Anne Braunstein for a variance 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 if a single-family residence having Building Coverage of .124 instead of the maximum permitted of .11.

The subject premises are situated on the north side of Hastings Road, approximately 50 feet north of Bedford Road, known as 16 Hastings Road, designated on the Tax Map as Section 41.15 Block 1 Lot 4, in an R-35 Zoning District.

5. Public Hearing on the application submitted by Dr. Robert Lampert and Ms. Andrea Lampert for a variance 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 having building coverage of .15 instead of the maximum permitted of .10.

The subject premises are situated on the west side of Dike Drive approximately 550 feet north of Roven Road, known as 21 Dike Drive, designated on the Tax Map as Section 41.06, Block 1, Lot 48, in an R-35 Zoning District.

6. Public Hearing on the application submitted by Shimmy Enterprise, Inc. on behalf of 22 Dike Drive LLC for a variance from the provisions of Section 230-17 Attachment I and 230-14L(3) of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of a cabana and fence having building coverage of .142 instead of the maximum permitted of .116, cabana side yard of 21.4 feet instead of the minimum required of 30 feet, cabana rear yard of 28.6 feet instead of the minimum required of 50 feet and fence height of 12 feet instead of the maximum permitted of 8 feet.

The subject premises are situated on the east side of Dike Drive approximately 600 feet north of Roven Road, known as 22 Dike Drive, designated on the Tax Map as Section 41.06, Block 1, Lot 46, in an R-50 Zoning District.

7. Approval of Minutes – March 15, 2023