

VILLAGE OF GARDEN CITY
NOTICE OF MEETING OF THE BOARD OF APPEALS

Pursuant to the provisions of the General Municipal Law and Chapter 200 of the Code of the Incorporated Village of Garden City, New York notice is hereby given that the Board of Appeals of said Village will meet in the Village Hall at 351 Stewart Avenue, Garden City, New York on **TUESDAY, OCTOBER 27, 2015** at 7:30 p.m. to take action on the following matters:

1. APPLICATION OF REMIGIO BERNARDO, JR. pursuant to the provisions of Section 200-85, of the Village Code, for a one (1) year extension of a variance granted on September 23, 2014 to permit the erection of a 78 sq. ft. first floor addition to the side, a 53.0 sq. ft. portico at the front (while constructing a 776 sq. ft. second floor addition and removing a 3.28' x 5.33' x 7.08' high PVC arbor in the front yard) at the existing dwelling known as **50 ROOSEVELT STREET** (Lot 36, Block 18, Map of Stewart Manor) the construction of which would:

- a. reduce the required 100' minimum side yard to not less than 7.0',
- b. reduce the required 25.0' minimum setback to not less than 20.3' with respect to the portico and
- c. reduce the required 30' minimum setback from Chester Avenue and 50.0' minimum setback from Roosevelt Street for accessory structures to not less than 14.42' and 25.0' respectively -

in accordance with a plot plan filed with the Building Department.

Note: Said arbor has been erected.

Adjourned at September 29, 2015 meeting.

2. APPEAL OF NALIN FERNANDO for a variance of the provisions of Section 200-52C , of the Village Code, so as to permit the installation of two (2) central air conditioning units and one (1) split type unit in the front yard of the existing dwelling known as **2 MARIA LANE** (Lot 99, Block 550, Map of Garden City Central) the construction which would:

- a. reduce the required 30.0' minimum setback for accessory structures from Old Country Road to not less than 26.82'

in accordance with a plot plan filed with the Building Department.

Note: Adjourned at the September 29, 2015 meeting.

3. APPEAL OF JOHN & DONNA MC DONOUGH for a variance of the provisions of Section 200-46C, of the Village Code, so as to permit the enclosure of a 139 sq. ft. open porch at the side while enclosing a 24 sq. ft. open porch at the rear of the existing dwelling known as **169 EUSTON ROAD** (Lot 31-34, Block 22, Map of Garden City Estates) the construction of which would reduce the required 25.0' total side yards to not less than 13.1' -

in accordance with plans filed with the Building Department.

Note: Adjourned at the August 25, and September 29, 2015 meetings.

4. APPEAL OF CARL GARRAFFO for a variance of the provisions of Section 200-52C, of the Village Code, so as to permit the installation of a central air conditioning unit at the front of the existing dwelling known as **77 GARDEN STREET** (Lots 6 & 7, Block 108, Map of Garden City East) the placement of which has reduced the required 60.0' minimum setback for accessory structures from Clinton Road to not less than 59.0' -

in accordance with a plot plan filed with the Building Department.

Note: Said air conditioning unit has been installed.

5. APPEAL OF PAUL R. & HELENA E. WILLIAMS for a variance of the provisions of Section 200-52H, of the Village Code, so as to permit the installation of one (1) additional central air conditioning unit at the side of the existing dwelling known as **63 DARTMOUTH STREET** (Lot 66-68, Block 7, Map of Richlands) the placement of which will reduce the required 10.0' minimum setback for cooling equipment to not less than 8.0' -

in accordance with a plot plan filed with the Building Department.

6. APPEAL OF DANIEL & JENNIFER WINTER for a variance of the provisions of Sections 200-15, 200-31 and 200-52H of the Village Code, so as to permit the erection of a 166 sq. ft. one-story porch at the front, a 353 sq. ft. one-story addition to the rear and one (1) air conditioning unit at the side of the existing dwelling known as **69 PRINCETON STREET** (Lots 71, Block 3, Map of Richlands) the construction of which would:

- a) cause the allowable building area of 1,500 sq. ft. or 25% to be exceeded by 143 sq. ft. (1,643 sq. ft. or 27.37%),
- b) reduce the required 25.0' minimum front setback to not less than 24.40' and
- c) reduce the required 10' minimum setback for cooling equipment to not less than 6.0' -

in accordance with plans filed with the Building Department.

7. APPEAL OF THE ESTATE OF BETTE M WAHLEN for a variance of the provisions of Section 200-15, 200-31 & 200-46C, of the Village Code, so as to permit the construction of a 108 sq. ft. open porch and a 54 sq. ft. exterior cellar entrance at the rear of the existing dwelling known as **9 PRESCOTT STREET** (Lot 149, Block 26, Map of Mineola Plaza) the construction of which has:

- a. caused the allowable building area of 1,775 sq. ft. or 25% to be exceeded by 176 sq. ft. (1,951 sq. ft. or 27.5%),
- b. caused an extension of the existing 9.57' side yard into the required 10.0' minimum side yard,
- c. caused an extension of the existing 19.52' total side yards into the required 25.0' minimum total side yards, and
- d. reduced the required 25.0' minimum rear yard to not less than 20.4' with respect to the cellar entry -

in accordance with plans filed with the Building Department.

Note: Said open porch and cellar entrance have been built.

8. APPEAL OF MATTHEW & MAIREAD GARRY for a variance of the provision of

Section 200-46C, of the Village Code, so as to permit the erection of a 336 sq. ft. one-story rear addition at the existing dwelling known as **11BEECH STREET** (Lot 15, Block 129, Map of Garden City East) the construction of which would cause an extension of the existing 5.3' side yard into the required 10.0' minimum side -

in accordance with a plans filed with the Building Department.

9. APPEAL OF MARK & CAROLYN LAMARR for a variance of the provisions of Section 200-46C, of the Village Code, so as to permit a 23 sq. ft. extension of a 289 sq. ft. second floor addition at the side of the existing dwelling known as **10 MAXWELL ROAD** (Lot 375, Block T, Map of Country Life Development) the construction of which would cause an extension of the existing 6.2' side yard into the required 10.0' minimum side yard -

in accordance with plans filed with the Building Department.

10. APPEAL OF PETER BOKOLAS & DEBBIE PAPPAS for a variance of the provisions of Section 200-15, of the Village Code, so as to permit the erection of a 208 sq. ft. second floor addition at the rear of the existing dwelling known as **169 OXFORD BOULEVARD** (Lot 17, Block 89, Map of Garden City Central) the construction of which would cause an extension of the existing 9.7' side yard into the required 15.0' minimum side yard -

in accordance with plans filed with the Building Department.

11. APPLICATION AND APPEAL OF JEANINE VOTRUBA for authorization of the issuance of a permit in accordance with the provisions of Section 200-45, and a variance from the provisions of Section 200-15, of the Village Code, so as to permit the installation of a 18' x 36' swimming pool in the rear of the premises known as **49 LOCUST STREET** (Lot 11, Block 110, Map of Garden City East) the construction of which would cause the allowable building area of 3,000 sq. ft. or 20% to be exceeded by 553 sq. ft. (3,552 sq. ft. or 23.68%) -

in accordance with plans filed with the Building Department.

12. APPEAL OF MICHAEL DE PALMA for a variance of the provisions of Sections 200-15 & 200-46C, of the Village Code so as to permit the erection of a 107 sq. ft. open porch with a 12 sq. ft. bay window at the front, a 46 sq. ft. basement entrance at the rear and a 1,091 sq. ft. second floo addition at the side of the existing dwelling known as **137 LEE ROAD** (Lots 66, Block 15, Map of Country Club Estates) the construction of which would:

- a. cause the allowable building area of 2,200 sq. ft. or 25% to be exceeded by 263 sq. ft. (2,463 sq. ft or 27.98%)
- b. cause an extension of the existing 20' total side yards into the rquired 25' minimum total side yards.

in accordance with plans filed with the Building Department.

