Zoning Board of Appeals Agenda

Wednesday, Oct 14 @ 7:00 pm

CASE 26-007

Applicant: **Leo Pszynski Jr.**
Owner: **Sunil Sachdev**
Address: **809 6th Ave New Hyde Park, NY 11040**
Section: 33 Block: 187 Lot: 6 Zone: Residential

The applicant is seeking approval add a new front porch & legalize the rear deck.

Zoning Sect: 195-24: No building or porch maybe erect or altered to project beyond the average setback line observed by the buildings on the same side of the street within the block.

Exist. Front Yd. Setback:	21.0’
Avg. Front Yd. Setback:	20.5’
Required Front Yd. Setback:	5.0’ to 25.0’
Proposed setback to portico:	**15.00’**
Required Min. Side yds.:	5.0’ & 10.0’
Proposed Side Yds:	**4.0’ (Rear Deck)**
Required Rear Yard:	25.0’
Proposed Rear Yard:	**25.0’**
Required Min. Floor area:	1,800.0 sq ft (47%)
Proposed sq. ft.:	**1,983.67 sq ft (48.59% = 3.38% over max. sq. ft. allowed.)**
Required Max. Lot Coverage:	1,400 sq ft (35%)
Proposed Lot Coverage:	**1,758.67 sq ft (43.96% = 25.61% over max sq. ft allowed.**

CASE 26-008

Applicant: **Jennifer DeVito**
Owner: **Vincent Dejana**
Address: **1514 Highland Ave New Hyde Park, NY 11040**
Section: 8 Block: 157 Lot: 7 Zone: Residential

The applicant is seeking to construct new 2nd floor addition, rear 2 story extension & interior alterations.

Zoning Sect: 84-2:

Required max. driveway width:	14.0’
Max. width encroaching front of house:	3.0’
Proposed driveway width	**19.5’(5.5’ over allowed)**
Proposed encroachment into front yd.	**9.5’(6.5’ over allowed)**

Zoning Sect: 195.23.1

Required Min Side Yds.:	5.0’ &10.0’
Proposed Side Yds.:	**3.6’ & 10.1’**
Required Min Floor Area:	1,880.0 sq ft. (47%)
Proposed Sq. Ft.:	**2,399.19 sq ft. (59.9% = 27.6% over max allowed)**