

INCORPORATED VILLAGE OF ROSLYN
ZONING BOARD OF APPEALS

Agenda: December 5, 2016

Review of Minutes: September 12, 2016

Case No: 1667 **Gavin Racz, as Contract Vendee**
10 Roosevelt Ave.
Section 20, Block A, Lot 109

Appeal from determination of the Superintendent of Buildings dated September 15, 2016.

Case No: 1666 **MRL Realty Corp.**
Marguerite Loucas
1512 & 1514 Old Northern Blvd.
Section 7, Block 106, Lot 331

The applicant is seeking to convert the interior space of the 1st floor for use as a Children's Party Place and an Ice Cream Parlor with a kitchen to prepare and serve food. The operation would consist of 100 seats and 8 employees.

A variance from Section 470-21 for 41 parking spaces is required.

Case No.: 1664 **Maria E. Ortiz – contract vendee**
Fazal Noor
1519 Old Northern Blvd.
Section 20, Block I, Lot 305

The applicant is seeking to convert this residential home into a Spa on the first floor with a residential use on the 2nd floor. The application indicates a 2nd story addition in the rear over a portion of the existing dwelling and an 11'6" x 13'10" one story rear addition increasing the Floor Area Ratio (F.A.R.) from 1362 sq. ft. to 1698.20 sq. ft. (294.20 sq. ft. over the allowable FAR of 1,404 sq. ft.) When adding a 2nd story (181.44 sq. ft.) to a portion of the dwelling, 3.8 sq. ft. of the 2nd story would encroach into the rear yard setback. 10 ft. is the minimum rear yard setback. When combining the Spa with 2 employees and the residential space with 1 bedroom, 7.5 parking spaces are required where 3 are provided.

A variance from Section 470-21. A 7.5 parking spaces are required, where 3 are provided. A variance for 4.5 parking spaces is required.

A variance from Section 470-5 Approximately 2' encroachment into the rear yard and 294.20 sq. ft. increase for the one story rear addition of the total F.A.R.

Case No: 1652 **18-20 LLC**
18 Roosevelt Ave.
Section 20; Block A, Lots 112,113

Applicant requests a 1 year extension on variance previously granted by the Board on June 1, 2015.

Adjournment