



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

Shawyn Patterson-Howard
Mayor

Irwin S. Davison, Esq.
Chair

**ZONING BOARD OF APPEALS
MEETING/HEARING
AGENDA**

A regular meeting of the Zoning Board of Appeals will be held on, Tuesday, June 15, 2021 at 6:30 PM via ZOOM (<https://zoom.us/>) at which time the Board shall consider the following:

Please see the City's Website (www.cmvny.com) for "ZOOM" Instructions:

Meeting ID: **811 8630 2916**
Password: **797860**
Dial In: **(646) 876 9923**

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- **February 16, 2021 minutes**

ITEM #3 New Public Hearing

3.1 Calendar # 1755-Z 31 31 South 14th Avenue (Section 164.84, Block 3015, Lot 29) Located in the RMF-6.75 Zoning District.

Errol McIntosh, R.A., is the architect for Lola Poku, the owner/applicant. Ms. Poku rebuilt her one-family residence in 2017 after a fire damaged her existing residence. At that time, she converted her one-family residence to a two-family residence. She is now seeking to enclose the front porch to create additional space in the residence. The Building Department has indicated that she will need an area variance for the front yard where 5'9" exists and 20' is required. The owner has not extended the footprint of the building when she initially rebuilt the structure and is not now increasing the footprint of the existing two-family residence. The residences on either side and on the street have

similar front yard setbacks. Applicant will be required to seek a Certificate of Appropriateness from the Architectural Review Board.

SEQRA – The proposed action is a Type II action based on 617.5(c)(17) “*granting of an area variance for a single-family, two-family or three-family residence.*”

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of New York State Public Officers Law, Article 7].

Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

Upcoming Dates

- **WEDNESDAY, July 14, 2021 at 6:30 pm Zoning Board of Appeals** Work Session via Zoom videoconference.
- **TUESDAY, July 20, 2021 at 6:30 pm** regular meeting of the Zoning Board of Appeals via Zoom videoconference.

Marlon Molina 2nd Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor
Planning Board
Planning Commissioner
Building Department
Corporation Counsel
City Clerk; Lobby