

# Village of Spring Valley

## Zoning Board Agenda

### July 16<sup>th</sup> ,2020

#### **2 Singer Ave**

The subject property is located on the south side of Singer Ave, 0 ft east from the intersection of Singer Ave and Sherwood Ave in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.62 Block 1 Lot 45. The applicant is seeking variances for a proposed Two Lot Subdivision with a Two-Family Dwelling on each lot. The variances requested are as follows: Lot Area:10,000 sf required, 6,897 sf provided(Lot 1), 10,000 sf required, 7,033 sf provided(Lot 2); Lot Width: 100 ft required, 73.7 ft provided(Lot 1), 105 ft required, 66.3 provided (Lot 2)( Singer)105 ft required, 96 ft provided(Lot 2) (Sherwood);Front Yard: 25 ft required, 24 ft provided(Lot 1),25 ft required 17 ft provided(Lot 2) (singer), 25 ft required, 17 ft provided (Lot 2) (Sherwood);Side Yard:15 ft required, 10 ft provided (Lot 1);Rear Yard: 20 ft required, 17 ft provided(Lot 1), 20 ft required 10 ft provided (Lot 2);Total Side yard: 30 ft required, 20 ft provided(Lot 1)

**Applicant: Simon Neuman**

#### **4-6 Ewing Ave**

The subject property is located on the north side of Homerlee Ave, 230 ft east from the intersection of Route 45 and Homerlee Ave in a GB zone. The property is designated on the Town of Ramapo Tax Map as section 50.79 block 2 lot 9,10. The applicant is seeking variances for a proposed 20 unit multi family dwelling. The requested variances are as follows: Number of Units: 19.85 required, 20 requested; Number of parking spaces: 40 required, 36 provided

**Applicant: Joseph Gross**

#### **14 Rose Ave**

The subject property is located on the east side of Rose Ave, 245 ft south of Ewing Ave in a PRD zone. The property is designated on the Town of Ramapo Tax Map as section 50.80 block 1 lot 13. The applicant is requesting variances for a proposed 9 Unit Multi-Family Dwelling. The requested variances are as follows: Lot Area: 20,000 sf required, 15,000 sf provided; Lot Width: 150 ft required, 100 ft provided; Front Yard 30 ft required, 25 ft provided; Side Yard: 20 t required, 10 ft provided; Rear Yard: 50 ft required, 42 ft provided; Number of spaces: 18 required, 15 provided; Units Per Acre: Max allowed 6.19, 9 proposed

**Applicant: 14 Rose LLC**

#### **15 N. Cole Ave**

The subject property is located on the west side of N. Cole Ave, 300 ft south of Church St in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 57.37 block 1 lot 13. The applicant is seeking variances for a proposed Two-Family Dwelling. The requested variances are as follows: Lot Area: 10,000 sf required, 7,663 sf provided; Lot Width: 100 ft required, 50 ft provided; Side Yard: 15 ft required, 5 ft provided; Total Side Yard: 30 ft required, 10 ft provided

**Applicant: Congregation Ohel Yaakov**

#### **2 Stephens Place**

The subject property is located on the south side of Stephens Pl, 84 feet west of North Cole Ave in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 57.29 block 1 lot 17.1. The applicant is seeking variances for a proposed two-family dwelling. The requested variances are as follows: Lot Area: 10,000 sf required, 6,924 sf provided; Lot Width: 100 ft required, 52.26 ft provided; Front Yard:25 ft required, 19 ft provided; Side Yard: 15 ft required, 10 ft provided; Total Side Yard: 30 ft required, 20 ft provided; Street Frontage: 70 ft required, 51.96 ft provided

**Applicant: Moses Rosen**

You may examine the above-listed applications' submissions, which may be viewed at:

**[www.Villagespringvalley.org](http://www.Villagespringvalley.org)**