



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 300
White Plains, NY 10601
tel: 914 949-7336
fax: 929 284-1085
www.akrf.com

Memorandum

To: Village of Mamaroneck Building Department
From: AKRF, Inc.
Date: 1/17/2023
Re: Determination Assessment: 212 Jensen Ave
cc: Brittanie O'Neill, Land Use Board Secretary

PROJECT INFORMATION

Applicant: Vasilios Skamangas
Owner: Morella Ramirez

Project Description per Building Permit application:

- Exterior front yard addition second floor, rear yard addition at first floor

<u>Project address:</u>	212 Jensen Ave	<u>Site acreage:</u>	0.20 (8,724 sf)
<u>Parcel identifier (SBL):</u>	4-31-61	<u>Flood hazard:</u>	No
<u>Zoning district:</u>	R-5	<u>Wetlands buffer:</u>	No

RECOMMENDATION

Based on our review of the application materials, we have identified the following approvals that will be required under the Village Code:

Land Use Board(s):☐ Planning Board☒ Board of Architectural Review☐ Other:☒ Zoning Board☐ Harbor Coastal Zone Management Comm.

Chapter	Article	Section	Part	Description	Board/Approval Required
6		6		Estimate cost of exterior work more than \$10,000	BAR
342	Attachment 2			Increase preexisting nonconforming condition – (encroachment of front yard setback); Preexisting setback is 14.4' where 20 is required; variance needed for 5.6'	ZBA – Area Variance

Initial Escrow Determinations:

Determination	Fee
New Variance	\$1,500
TOTAL	\$1,500