

**This meeting will be held in the Community Room on the first floor of Town Hall**

Agenda\*

**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**

February 13, 2018

7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: November 14, 2017

**RESOLUTIONS**

- 1. 17-66 18 Hickory Hill Road Public Hearing**  
Section 66E, Block 3, Lot 42 Zone: R6  
Application for: Area variances to construct a new covered front porch on an existing single family home to permit: (1) a front yard porch setback of 25 feet where a minimum of 26 feet is required, a deficiency of 1 foot or 3.8%; (2) a front porch width of 30.92 where a maximum of 13.05 feet is allowed, an excess of 17.87 feet or 137%.
- 2. 17-68 14 Lorrain Drive Public Hearing**  
Section 65G, Block 4, Lot 30 Zone: R6  
Application for: Area variances to construct additions and alterations on an existing single family home to permit: (1) a side yard setback for the second story left-side addition of 7.7 feet where a minimum of 10 feet is required, a deficiency of 2.3 feet or 23%; (2) a side yard setback for the second story left-side dormer of 8.8 feet where a minimum of 10 feet is required, a deficiency of 1.2 feet or 12%; (3) a side yard setback for the first story right-side addition of 8.6 feet where 10 feet is required, a deficiency of 1.4 feet or 14%; (4) a side yard setback for the second story right-side dormer of 9.6 feet where a minimum of 10 feet is required, a deficiency of 0.4 feet or 4%; (5) an impervious surface coverage of 2773.8 square feet where a maximum of 2374.5 square feet is permitted, an excess of 399.3 square feet or 16.8%.
- 3. 17-67 19 Stebbins Avenue Public Hearing**  
Section 75, Block 6, Lot 34 Zone: R5  
Application for: Area variances to construct a one story addition on an existing single family home to permit: (1) a front yard setback of 10 feet where a minimum of 30 feet is required, a deficiency of 20 feet or 66.7%; (2) a gross floor area of 3032 square feet where a maximum of 2474 feet is allowed, an excess of 558 square feet or 22.6%; (3) an impervious surface coverage of 4480 square feet where a maximum of 3185 square feet is permitted, an excess of 1295 square feet or 40.7 %.
- 4. 17-55 330 White Plains Road Public Hearing**  
Section 69, Block 2, Lot 1 Zone: RB  
Application for: Area variances to construct a one story addition at the rear of an existing commercial structure to permit: (1) a rear yard setback of 1.5 feet where a minimum of 40 feet is required, a deficiency of 38.5 feet or 96.3%; (2) a side yard setback of 2.5 feet where a minimum of 10 feet is required, a deficiency of 7.5 feet or 75%; (3) parking spaces for 5 vehicles where a minimum of 11 parking spaces is required, a deficiency of 6 parking spaces or 54.5%; (4) a parking lot aisle width of 20 feet where a minimum of 25 feet is required, a deficiency of 5 feet or 20%.

