

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
May 9, 2017
7:00 p.m.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: April 13, 2017

RESOLUTIONS

- 1. 17-07 454 California Road**
Section 80H, Block 1, Lot 15 Zone: R7.5
Application for: Area variances to construct a one story rear addition to an existing single family home to permit: (1) a rear yard setback of 20.3 feet where a minimum of 25 feet is required, a deficiency of 4.7 feet or 18.8%; (2) a right side yard setback of 11.1 feet where a minimum of 12 feet is required, a deficiency of .9 feet or 7.5%.

- 2. 17-08 63 Maple Street**
Section 63.H, Block 1, Lot 12 Zone: R6
Application for: An area variance to construct a rear addition to an existing single family home to permit a right side yard setback of 3.8 feet where a minimum of 10 feet is required, a deficiency of 6.2 feet or 62%. The residence currently has a legal non-conforming 3.8 foot side yard setback. The proposed addition will increase the degree of non-conformity.

- 3. 17-13 96 Stebbins Avenue**
Section 76, Block 6, Lot 17 Zone: R5
Application for: An area variance to legalize an existing 6 foot high fence within a side yard where a maximum of 4 feet is allowed, an excess of 2 feet or 50%.

NEW BUSINESS

- 4. 17-19 26 Vernon Drive** **Public Hearing**
Section 64C, Block 2, Lot 1 Zone: R7.5
Application for: Area variances to construct a one-story 502 square foot rear addition to an existing single family residence with: (1) a side yard setback adjoining a street of 12 feet where a minimum of 14 feet is required, a deficiency of 2 feet or 14.3%, and; (2) a rear yard setback of 21.5 feet where a minimum of 25 feet is required, a deficiency of 3.5 feet or 14%.

- 5. 17-20 41 Anpell Drive** **Public Hearing**
Section 64D, Block 1, Lot 12 Zone: R7.5
Application for: An area variance to construct a 229 square foot second story addition at the front of an existing single family residence resulting in a gross floor area of 4514 square feet where a maximum of 4285 square feet is permitted, an excess of 229 square feet or 5.3%.

- 6. 17-22 40 Hickory Hill Road** **Public Hearing**
Section 66F, Block 1, Lot 52 Zone: R6
Application for: An area variance to construct 6 foot high fence along a portion of the side yard where a maximum height of 4 feet is permitted, an excess of 2 feet or 50%.

