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

<u>Application for</u>: 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

<u>Application for</u>: 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

<u>Application for</u>: 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

<u>Application for</u>: 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

<u>Application for</u>: 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%.

ADJOURNED ITEMS (The following application will not be heard at the May 9, 2017 meeting)

1. 17-06 **62** Lakeshore Drive

Continued Public Hearing

Adjourned to June 13, 2017 ZBA Meeting

Section 64H, Block 1, Lot 35

Zone: R15

Application for: Area variances to legalize: (1) a driveway width of 25.5 feet where a maximum of 20 feet is permitted, an excess of 5.5 feet or 27.5%; (2) a curb cut width of 26.8 feet where a maximum of 22 feet is permitted, an excess of 4.8 feet or 21.8%; (3) total impervious surfaces of 7848 square feet where a maximum of 6763 square feet is permitted, an excess of 1085 square feet or 16%.

Date: May 5, 2017, at 10:30 a.m.

^{*}Please note that the posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. It is recommended that you visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting. On the "Home" page select "FIND" in the menu box to the left, then select "AGENDAS". The Agendas for each Board are posted for review.