

Agenda  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
October 13, 2015  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 8, 2015

**OLD BUSINESS: Resolutions Only**

1. 15-57      **277 White Plains Road**      Public Hearing closed on September 8, 2015  
Section 69, Block 8, Lot 1      Zone: RB  
Application for: area variances to allow a commercial dance studio to occupy existing office space with 0 off-street parking spaces where a minimum of 20 off-street parking spaces is required, a deficiency of 20 spaces, or 100 percent.
  
2. 15-42      **33 Lyons Road**      Public Hearing closed on September 8, 2015  
Section 62, Block 1, Lot 49      Zone: R5  
Application for: an area variance to legalize an existing one-story addition at the rear of the residence with a set back from an existing detached garage of 6.33 feet where a minimum setback of 10 feet is required, a deficiency of 3.67 feet or 37 percent.
  
3. 15-46      **28 Downer Avenue**      Public Hearing closed on September 8, 2015  
Section 63F, Block 3, Lot 68      Zone: R6  
Application for: an area variance to legalize an existing outside stairway with a side yard setback of 3.48 feet whereas a minimum setback of 6 feet is required, a deficiency of 2.52 feet or 42 percent.
  
4. 15-54      **79 White Road**      Public Hearing closed on September 8, 2015  
Section 56, Block 5, Lot 5      Zone: R5  
Application for: an area variance to permit a 15-foot by 8-foot swim spa in the rear yard, with a side yard setback of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet, or 50 percent.
  
5. 15-55      **675 White Plains Road**      Public Hearing closed on September 8, 2015  
Section 63E, Block 1, Lot 16 & 17      Zone: R5  
Application for: an area variance to permit the construction of a single family residence on a 4,500 square foot lot where a minimum of 5,000 square feet is required, a deficiency of 500 feet, or 10 percent. An area variance for this issue was granted on April 11, 2006, expiring on April 11, 2007, and a second time on April 7, 2009, expiring April 7, 2010.
  
6. 15-56      **3 Interlaken Drive**      Public Hearing closed on September 8, 2015  
Section 66A, Block 2, Lot 58      Zone: R10  
Application for: an area variance to permit 5,025 square feet of impervious surface coverage where a maximum of 4,481 square feet is allowed, an excess of 444 square feet, or 9.7 percent.

**OLD BUSINESS: Public Hearings**

7. 13-36      **504 New Rochelle Road**      **Continued Public Hearing**  
Section 85, Block 4, Lot 1      Zone: RB  
Application for: area variances to convert and expand an existing service station for use as a convenience store (the existing gas pumps are proposed to remain) with: (1) 6 parking spaces where a minimum of 14 is required, a deficiency of 8 spaces or 57.1 percent; (2) a separation distance of 5.5 feet between the proposed building and a One Family Residence District where a minimum of 40 feet is required, a deficiency of 34.5 feet or 86.3 percent; (3) a separation distance of 5.5 feet between the parking area and a One Family Residence District where a minimum of 20 feet is required, a deficiency of 14.5 feet or 72.5 percent; (4) a backup aisle width of 16.3 feet where a minimum of 21 feet is required, a deficiency of 4.7 feet or 22.3 percent.
8. 15-43      **79 Maple Street**      **Continued Public Hearing**  
Section 63H, Block 1, Lot 16      Zone: R6  
Application for: an area variance to legalize a second curb cut and second driveway on a one-family residential property whereas only one driveway and one curb cut are permitted.
9. 15-45      **152 Summerfield Street**      **Continued Public Hearing**  
Section 59, Block 6, Lot 6      Zone: GB  
Application for: area variances to permit a sixth unit in the basement of an existing legal non-conforming five-unit apartment building. The proposed project requires area variances to permit: (1) 4 parking spaces (one of which requires an area variance itself) where 9 parking spaces are required, a deficiency of 4 spaces or 55.5 percent; (2) a 10-foot wide access drive where a minimum of 12 feet is required, a deficiency of 2 feet or 16.6 percent; (3) a parking space which is partially located within the front yard whereas parking is prohibited in the front yard; (4) no landscaped areas along the perimeter of the parking lot whereas landscaped areas are required along the perimeter of the parking lot; (5) a parking area and driveway designed so that vehicles are required to back out onto the street, whereas such parking areas and driveways are required to be designed so as not to require the backing of any vehicle across a sidewalk or into the right-of-way.

**NEW BUSINESS**

10. 15-62      **7 Howard Avenue**      **Public Hearing**  
Section 66G, Block 3, Lot 107      Zone: R5  
Application for: an area variance to permit 1 parking space on a single family property where two parking spaces are required, a deficiency of 1 space or 50 percent, in order to convert an existing one-car garage for use as a family room.

**Date:**      October 7, 2015 at 1:30 p.m.