

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

October 13, 2016

7:00 p.m.

(Note: Next month's ZBA meeting will be held on Thursday, November 10, 2016)

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 13, 2016

RESOLUTION ONLY

1. 16-38 **51 Joyce Road** Public Hearing Closed on September 13, 2016
Section 66H, Block 2, Lot 30 Zone: R5
Application for: Area variances to construct a 2 story addition to a single family home with: (1) a side yard setback adjacent to a street of 10.23 feet where a minimum of 14 feet is required, a deficiency of 3.77 feet or 26.92%; (2) A gross floor area of 3075 square feet where a maximum of 2461.42 square feet is permitted, an excess of 613.58 square feet or 24.9%.

2. 16-51 **6 York Place** Public Hearing Closed on September 13, 2016
Section 77, Block 5, Lot 114 Zone: R5
Application for: Area variance to construct a front porch extending 4 feet into the front yard with a width of 31.8 feet where a maximum of 18.1 feet is permitted, an excess of 13.7 feet or 75.7%.

3. 16-52 **2 Lorraine Drive** Public Hearing Closed on September 13, 2016
Section 65G, Block 5, Lot 17 Zone: R6
Application for: Area variance to enclose an existing rear yard porch with a rear yard setback of 16 feet where a minimum of 25 feet is required, a deficiency of 9 feet or 36%.

NEW BUSINESS

4. 16-54 **15 Roy Place** Public Hearing
Section 66L, Block 3, Lot 212 Zone: R5
Application for: Area variances to construct a new pool and spa and legalize an existing fence with: (1) a rear yard setback of 5 feet where a minimum of 10 feet is required for the pool, a deficiency of 5 feet or 50%; (2) A side yard fence with a height of 6 feet where a maximum of 4 feet is permitted, an excess of 2 feet or 33.3%.

5. 16-55 **38 Longview Drive** Public Hearing
Section 66F, Block 2, Lot 66 Zone: R6
Application for: Area variance to relocate an existing gazebo with a rear yard setback of 13.5 feet where a minimum of 19 feet is required, a deficiency of 5.5 feet or 28.9%.

6. 16-59 **64 Lyons Road** Public Hearing
Section 62, Block 2, Lot 32 Zone: R5
Application for: Area variance to widen an existing driveway which will result in 2596 square feet of total impervious surfaces on the property where a maximum of 2500 square feet is allowed, an excess of 96 square feet or 3.8%.

ADJOURNED ITEMS

1. 16-30 **760 White Plains Road** **Public Hearing**
Adjourned to the November 10, 2016, ZBA Meeting
Section 61, Block 4, Lot 5 Zone: RB
Application for: Area variances to construct a three story front addition to the existing real estate office with: (1) a left side yard setback of 8.6 feet where a minimum of 10 feet is required, a deficiency of 1.4 feet or 14%; (2) a right side yard setback of 6.4 feet where a minimum of 10 feet is required, a deficiency of 3.6 feet or 36%; (3) 4 parking spaces where a minimum of 37 parking spaces are required, a deficiency of 33 parking spaces or 89.2%; (4) a parking backup aisle width of 17.3 feet where a minimum of 25 feet is required, a deficiency of 7.7 feet or 30.8%.

2. 16-37 **100 Stewart Avenue, St. Luke’s Church** **Public Hearing**
Cooper’s Corner Montessori International
Adjourned to the November 10, 2016, ZBA Meeting
Section 61, Block 4, Lot 5 Zone: R5
Application for: Special permit approval to operate a nursery school within St. Luke’s Church parish hall.

Date: October 7, 2016, at 2:30 p.m.

*Please be advised that the posted agendas are subject to change. Applicants may withdraw or adjourn applications previously scheduled to be heard. It is recommended that you visit the town’s website (www.eastchester.org) to check agendas prior to each meeting. Simply click on FIND in the menu box on the left and then proceed to DEPARTMENTS; BUILDING & PLANNING; AGENDAS. The agendas and minutes for each Board are posted for review.