

Agenda
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
November 10, 2015
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: October 13, 2015

OLD BUSINESS: Resolutions Only

1. 15-43 **79 Maple Street** Public Hearing closed on October 13, 2015
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.

2. 15-45 **152 Summerfield Street** Public Hearing closed on October 13, 2015
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.

3. 15-62 **7 Howard Avenue** Public Hearing closed on October 13, 2015
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.

NEW BUSINESS

4. 15-74 **36 Park Avenue** **Public Hearing**
Section 44, Block 2, Lot 23 Zone: R5
Application for: area variances to permit the construction of a roof overhang at the front entrance to an existing single family residence with: (1) a proposed front yard setback of 6.4 feet, where 26 feet is required, a deficiency of 19.6 feet or 75.4% (2) a proposed side yard setback of 5.5 feet, where 6 feet is required, a deficiency of 0.5 feet, or 8.3%. The existing front entrance to the residence is legal non-conforming with regard to the setbacks.

- 5. 15-73 **JC Auto Repair, 164 Summerfield Street** **Public Hearing**
 Section 60, Block 4, Lot 3 Zone: RB
Application for: On August 20, 2015, The Building Inspector issued a Notice of Violation (NOV) to the applicant for conducting an auto repair business within portions of the building located at 164 Summerfield Street without having obtained the proper approvals and permits. An auto repair use is not a permitted use in the RB district. The NOV required the applicant to either discontinue the use or to expeditiously seek a use variance. However, the applicant is seeking an interpretation from the ZBA arguing that, contrary to the determination made by the Building Inspector, the auto repair business operating at 164 Summerfield Street is a legal non-conforming use and, therefore, a use variance is not required.

ADJOURNED: For Resolution Only

- 1. 13-36 **504 New Rochelle Road** Public Hearing closed on October 13, 2015
ADJOURNED TO JANUARY 12, 2016
 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.

Date: November 6, 2015 at 2:00 p.m.
Revised: November 10, 2015 at 2:00 p.m. and 3:00 p.m.