

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

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 10, 2015

OLD BUSINESS

1. 15-04 **140 Highland Avenue** (Public Hearing Closed on February 10, 2015)
Section 73, Block 1, Lot 15 Zone: R6
Application for: an area variance to legalize an existing deck with a rear yard setback of 17.2 feet where a minimum of 19 feet is required, a deficiency of 1.8 feet or 9.4 percent.

2. 15-05 **1 Corwood Road** (Public Hearing Closed on February 10, 2015)
Section 79D, Block 4, Lot 4 Zone R20
Application for: an area variance to permit a 19,331 square foot building lot where a minimum of 20,000 square feet is required, a deficiency of 669 square feet or 3.3 percent.

3. 15-07 **7 Hunter Drive** (Public Hearing Closed on February 10, 2015)
Section 64K, Block 1, Lot 78 Zone R15
Application for: area variances related to the construction of a 1,620 square foot addition to an existing single-family home and an in-ground pool to permit: (1) a total gross floor area of 4,982 square feet where a maximum of 4,314 square feet is permitted, an excess of 668 square feet or 15.5 percent; (2) a total impervious surface coverage of 6,605 square feet where a maximum of 5,728 square an excess of 877 square feet or 15.3 percent; (3) a side yard setback to the pool equipment of 5 feet where a minimum of 12 feet is required, a deficiency of 7 feet or 58.3 percent; and (4) a rear yard setback to the pool equipment of 5 feet where a minimum of 12 feet is required, a deficiency of 7 feet or 58.3 percent. The application also requires site plan and architectural review approval from the Planning Board.

4. 13-36 **504 New Rochelle Road** (Public Hearing Closed on February 10, 2015)
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 16 is required, a deficiency of 10 spaces or 62.5 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) no interior landscaping where a minimum or 10 square feet of interior landscaping for each parking space and 1 tree with a 4 inch caliper at breast height for every six parking spaces is required; (5) a backup aisle width of 16.3 feet where a minimum of 25 feet is required, a deficiency of 8.7 feet or 35 percent. The application also requires site plan, architectural review and special permit approval from the Planning Board. (The special permit is pursuant to Section 12.H.22, Food Service Establishment, of the Zoning Law.)

5. 15-06 **132 Lake Shore Drive North** (Public Hearing Closed on February 10, 2015)
Section 64.G, Block 3, Lot 15 Zone R15
Application for: area variances to legalize an existing one-story pool house and masonry barbeque/oven to permit: (1) a side yard setback to the pool house of 9.31 feet where a minimum of 12 feet is required, a deficiency of 2.69 feet or 22.4 percent; (2) a side yard setback to the masonry barbeque/oven of 3.19 feet where a minimum of 12 feet is required, a deficiency of 8.81 feet or 73.4 percent.

NEW BUSINESS

6. 15-12 **36 Park Avenue** **Public Hearing**
Section 44, Block 2, Lot 23 Zone: R5
Application for: area variances to permit a proposed second-story addition to an existing single-family residence with: (1) a front yard setback of 10.9 feet where a minimum of 30 feet is required, a setback of 19.1 feet or 63.6 percent; (2) a side yard setback of 4.5 feet where a minimum of 8 feet is required, a deficiency of 3.5 feet or 43.8 percent, and; (3) a side yard setback of 6.03 feet where a minimum of 9 feet is required, a deficiency of 2.97 feet or 33 percent.
7. 14-58 **221 Hillside Place** **Public Hearing**
Section 44, Block 6, Lot 5 Zone: RB
Application for: area variances to repair and replace an existing steel deck at the rear of an three-family residence with: (1) a rear yard setback of 22 feet where a minimum of 24 feet is required, a deficiency of 2 feet or 8.3 percent, and; (2) a side yard setback of 2 feet where a minimum of 6 feet is required, a deficiency of 4 feet or 66.6 percent.
8. 15-11 **4 Willa Way** **Public Hearing**
Section 64.G, Block 4, Lot 117 Zone: R15
Application for: an area variance to permit a 36 square foot addition to an existing single-family residence with a side yard setback of 10.27 feet where a minimum of 14 feet is required, a deficiency of 3.73 feet or 26.6 percent.

Date Issued: Friday, March 6, 2015 at 12:00 p.m.