

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
March 8, 2016
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 9, 2016

OLD BUSINESS: Resolutions Only

1. 16-05 **33 Ridge Street** Public Hearing Closed on February 9, 2016
Section 76, Block 1, Lot 39 Zone: R5
Application for: area variances to construct an in-ground 11' x 17'-11" pool with: (1) a side yard setback of 5 feet, where a minimum of 10 feet is required, a deficiency of 5 feet or 50%; (2) a rear yard setback of 5 feet, where a minimum of 10 feet is required, a deficiency of 5 feet or 50%.

2. 16-02 **5 Leticia Road** Public Hearing Closed on February 9, 2016
Section 70, Block 4, Lot 14 Zone: R5
Application for: an area variance to construct an open covered porch on an existing single-family residence with a front yard setback of 19.05 feet, where a minimum setback of 26 feet is required, a deficiency of 6.95 feet, or 26.7%.

3. 16-04 **33 Orchard Street** Public Hearing Closed on February 9, 2016
Section 65G, Block 1, Lot 9 Zone: R6
Application for: area variances to construct an addition and entry portico to, and a driveway for, an existing single-family residence with: (1) a front yard setback (for the addition) of 18 feet, where a minimum of 30 feet is required, a deficiency of 12 feet, or 40%; (2) a front yard setback (for the portico) of 12.5 feet, where a minimum of 26 feet is required, a deficiency of 13.5 feet or 51.9%; (3) a side yard setback (for the driveway) of 1.5 feet, where a minimum of 3 feet is required, a deficiency of 1.5 feet or 50%.

NEW BUSINESS

4. 16-12 **36 Park Avenue**
Section 44, Block 2, Lot 23
Application for: a request that the ZBA re-hear application 15-74, 36 Park Avenue, for area variances to legalize a recently installed roof overhang at the front entrance to an existing single family residence with: (1) a proposed front yard setback of 6.4 feet, where a minimum of 26 feet is required, a deficiency of 19.6 feet or 75.4%; (2) a proposed side yard setback of 5.5 feet, where a minimum of 6 feet is required, a deficiency of 0.5 feet, or 8.3%. The application was denied on February 9, 2016. (If the request is granted, the application will be re-heard at a public hearing at the April 12, 2016, ZBA meeting).

