

Agenda  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
April 14, 2015  
7:00 p.m.

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

**OLD BUSINESS: RESOLUTIONS**

1. 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.
  
2. 15-12      **36 Park Avenue**      (Public Hearing Closed on March 10, 2015)  
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.
  
3. 14-58      **221 Hillside Place**      (Public Hearing Closed on March 10, 2015)  
Section 44, Block 6, Lot 5      Zone: RB  
Application for: area variances to repair and replace an existing steel deck at the rear of a 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.
  
4. 15-11      **4 Willa Way**      (Public Hearing Closed on March 10, 2015)  
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.

**OLD BUSINESS: CONTINUATION OF DISCUSSION**

5. 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 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.

**NEW BUSINESS**

- 6. 15-18      **102 White Road**      **Public Hearing**  
Section 56, Block 2, Lot 26      Zone: R5  
Application for: an area variance to permit a proposed driveway with a right side yard setback of 1.67 feet where a minimum of 3 feet is required, a deficiency of 1.33 feet or 44.4 percent.
  
- 7. 15-08      **185 Summerfield Street**      **Public Hearing**  
Section 60, Block 3, Lot 37      Zone: RB  
Application for: area variances to permit 4 parking spaces where a minimum of 17 is required, a deficiency of 13 parking spaces or 76.4 percent, for an existing 2,855 square foot building with office space on the second floor and a proposed restaurant on the first floor.

**Date Issued:** April 10, 2015 at 1:30 p.m.