

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
May 10, 2016
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: April 12, 2016

OLD BUSINESS: Resolutions Only

1. 15-73 **JC Auto Repair, 164 Summerfield Street** Public Hearing Closed on March 8, 2016
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. At a meeting on November 10, 2015, the applicant sought 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. Prior to the February 9, 2016, ZBA meeting the applicant amended the application to seek a use variance as well.

2. 16-12 **36 Park Avenue** Public Hearing closed on April 12, 2016
Section 44, Block 2, Lot 23 Zone: R5
Application for: A re-hearing of 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. At a meeting on March 8, 2016, the ZBA voted unanimously to rehear the application.

3. 16-17 **15 Maple Street** Public Hearing closed on April 12, 2016
Section 63D, Block 1, Lot 57A Zone: R6
Application for: Area variances to legalize an existing shed with: (1) a floor area of 12 feet by 12 feet (144 square feet), where a maximum of 10 feet by 12 feet (120 square feet) is allowed, an excess of 24 square feet or 20%; (2) a side yard setback of 3.3 feet, where a minimum of 5 feet is required, a deficiency of 1.7 feet or 34%; (3) an impervious surface coverage of 8100 square feet where a maximum of 6591 square feet is allowed, an excess of 1509 square feet or 18.6%. (Existing impervious surfaces on site are legal non-conforming at 7956 square feet. The variance is required for the additional 144 square feet of impervious surfaces created by the shed).

NEW BUSINESS

4. 16-24 **179 Park Avenue** **Public Hearing**
Section 65B, Block 3, Lot 48A Zone: R6
Application for: An area variance to construct a two story rear addition with a gross floor area of 2965.9 square feet where 2822.7 square feet is permitted, an excess of 143.2 square feet or 5.1%.

5. 16-25 **6 D'Ambrosio Way** **Public Hearing**
Section 72, Block 3, Lot 6E Zone: R5
Application for: An area variance to construct a new 2 story residence on a vacant parcel with a gross floor area of 3130 square feet where 2731 square feet is permitted, an excess of 399 square feet or 14.6%.
6. 16-28 **4 Santa Monica Drive** **Public Hearing**
Section 66D, Block 1, Lot 27 Zone: R10
Application for: Area variances to construct a one story garage and entry portico with: (1) a front yard setback (for the garage) of 8 feet where 30 feet is required, a deficiency of 22 feet or 73.3%; (2) a gross floor area (with the garage and portico) of 4309 square feet where 4245 square feet is permitted, an excess of 64 square feet or 1.5%.
7. 16-29 **26 Vernon Drive** **Public Hearing**
Section 64C, Block 2, Lot 1 Zone: R7.5
Application for: Area variances to construct a two story rear yard addition with: (1) a side yard setback of 12.5 feet where 14 feet is required, a deficiency of 1.5 feet or 10.7%; (2) a rear yard setback of 23.5 feet where 25 feet is required, a deficiency of 1.5 feet or 6%.
8. 16-30 **760 White Plains Road** **Public Hearing**
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 10 feet is required, a deficiency of 1.4 feet or 14%; (2) a right side yard setback of 6.4 feet where 10 feet is required, a deficiency of 3.6 feet or 36%; (3) 4 parking spaces where 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 25 feet is required, a deficiency of 7.7 feet or 30.8%.

Date: May 6, 2016, at 9:00 a.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.