

Agenda
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
September 8, 2015
7:00 p.m.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: June 9, 2015

OLD BUSINESS: Resolutions

1. 15-08 **185 Summerfield Street** Public Hearing closed on June 9, 2015
Section 60, Block 3, Lot 37 Zone: RB
Application for: an area variance 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.

2. 15-34 **22 Maple Street** Public Hearing closed on June 9, 2015
Section 63.F, Block 4, Lot 3 Zone: R6
Application for: an area variance to permit a second-story addition to an existing single-family residence with a front yard setback of 20.1 feet where a minimum of 30 feet is required, a deficiency of 9.9 feet or 33 percent. The application also requires site plan and architectural review approval from the Planning Board.

3. 15-35 **56 Alkamont Avenue** Public Hearing closed on June 9, 2015
Section 57, Block 3, Lots 27 Zone: R5
Application for: an area variance to permit a second-story addition to an existing single-family residence with a front yard setback of 19.5 feet where a minimum of 30 feet is proposed, a deficiency of 10.5 feet or 35 percent. The application also requires site plan and architectural review approval from the Planning Board.

4. 15-38 **569 White Plains Road** Public Hearing closed on June 9, 2015
Section 65, Block 1, Lot 26 Zone: R6
Application for: area variances to permit a proposed 6-foot-high fence in the front and side yards of an existing single-family residence where a maximum height of 4 feet is permitted, an excess of 2 feet or 50 percent.

5. 15-41 **22 Parkway Circle** (a.k.a. 18 Parkway Cr.) Public Hearing closed on June 9, 2015
Section 65.D, Block 1, Lot 9 Zone: R6
Application for: an area variance to permit a second-story addition to an existing single-family residence with a side yard setback of 7.9 feet where a minimum of 10 feet is required, a deficiency of 2.1 feet or 21 percent.

OLD BUSINESS: Public Hearings

6. 13-36 **504 New Rochelle Road** **Public Hearing**
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

7. 15-57 **277 White Plains Road** **Public Hearing**
Section 69, Block 8, Lot 1 Zone: RB
Application for: area variances to allow a commercial dance studio to occupy existing office space with 0 off-street parking spaces where a minimum of 20 off-street parking spaces is required, a deficiency of 20 spaces, or 100 percent.
8. 15-42 **33 Lyons Road** **Public Hearing**
Section 62, Block 1, Lot 49 Zone: R5
Application for: an area variance to legalize an existing one-story addition at the rear of the residence with a set back from an existing detached garage of 6.33 feet where a minimum setback of 10 feet is required, a deficiency of 3.67 feet or 37 percent.
9. 15-43 **79 Maple Street** **Public Hearing**
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.
10. 15-45 **152 Summerfield Street** **Public Hearing**
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.

11. 15-46 **28 Downer Avenue** **Public Hearing**
Section 63F, Block 3, Lot 68 Zone: R6
Application for: an area variance to legalize an existing outside stairway with a side yard setback of 3.48 feet whereas a minimum setback of 6 feet is required, a deficiency of 2.52 feet or 42 percent.
12. 15-54 **79 White Road** **Public Hearing**
Section 56, Block 5, Lot 5 Zone: R5
Application for: an area variance to permit a 15-foot by 8-foot swim spa in the rear yard, with a side yard setback of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet, or 50 percent.
13. 15-55 **675 White Plains Road** **Public Hearing**
Section 63E, Block 1, Lot 16 & 17 Zone: R5
Application for: an area variance to permit the construction of a single family residence on a 4,500 square foot lot where a minimum of 5,000 square feet is required, a deficiency of 500 feet, or 10 percent. An area variance for this issue was granted on April 11, 2006, expiring on April 11, 2007, and a second time on April 7, 2009, expiring April 7, 2010.
14. 15-56 **3 Interlaken Drive** **Public Hearing**
Section 66A, Block 2, Lot 58 Zone: R10
Application for: an area variance to permit 5,025 square feet of impervious surface coverage where a maximum of 4,481 square feet is allowed, an excess of 444 square feet, or 9.7 percent.

Date: September 4, 2015 at 10:30 a.m.