

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

September 13, 2016

7:00 p.m.

(Note: Next month's ZBA meeting will be held on Thursday, October 13, 2016)

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: June 14, 2016

NEW BUSINESS

1. 16-38 **51 Joyce Road** **Public Hearing**
Section 66H, Block 2, Lot 30 Zone: R5
Application for: Area variances to construct a 2 story addition to a single family home with: (1) a side yard setback adjacent to a street of 10.23 feet where 14 feet is required, a deficiency of 3.77 feet or 26.92%; (2) A gross floor area of 3075 square feet where 2461.42 square feet is permitted, an excess of 613.58 square feet or 24.9%.

2. 16-51 **6 York Place** **Public Hearing**
Section 77, Block 5, Lot 114 Zone: R5
Application for: Area variance to construct a front porch extending 4 feet into the front yard with a width of 31.8 feet where 18.1 feet is permitted, an excess of 13.7 feet or 75.7%.

3. 16-52 **2 Lorraine Drive** **Public Hearing**
Section 65G, Block 5, Lot 17 Zone: R6
Application for: Area variance to enclose an existing rear yard porch with a rear yard setback of 16 feet where 25 feet is required, a deficiency of 9 feet or 36%.

ADJOURNED ITEMS

1. 16-28 **4 Santa Monica Drive** **Public Hearing Closed on May 10, 2016**
Section 66D, Block 1, Lot 27 Zone: R10
Adjourned to the October 13, 2016, ZBA Meeting
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%.

2. 16-30 **760 White Plains Road** **Public Hearing**
Adjourned to the October 13, 2016, ZBA Meeting
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%.

3. 16-37 **100 Stewart Avenue, St. Luke's Church** **Public Hearing**
 Cooper's Corner Montessori International
 Adjourned to the October 13, 2016, ZBA Meeting
 Section 61, Block 4, Lot 5 Zone: R5
 Application for: Special permit approval to operate a nursery school within St. Luke's
 Church parish hall.

Date: September 8, 2016, at 2:00 p.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.