This meeting will be held in the Community Room on the first floor of Town Hall

Agenda*

TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
February 13, 2018
7:00 p.m.

☐ Call to Order
☐ Pledge of Allegiance
☐ Roll Call
☐ Approval of Minutes: November 14, 2017

RESOLUTIONS

1. 17-66 18 Hickory Hill Road
   Section 66E, Block 3, Lot 42
   Zone: R6
   Application for: Area variances to construct a new covered front porch on an existing single family home to permit: (1) a front yard porch setback of 25 feet where a minimum of 26 feet is required, a deficiency of 1 foot or 3.8%; (2) a front porch width of 30.92 where a maximum of 13.05 feet is allowed, an excess of 17.87 feet or 137%.

2. 17-68 14 Lorrain Drive
   Section 65G, Block 4, Lot 30
   Zone: R6
   Application for: Area variances to construct additions and alterations on an existing single family home to permit: (1) a side yard setback for the second story left-side addition of 7.7 feet where a minimum of 10 feet is required, a deficiency of 2.3 feet or 23%; (2) a side yard setback for the second story left-side dormer of 8.8 feet where a minimum of 10 feet is required, a deficiency of 1.2 feet or 12%; (3) a side yard setback for the first story right-side addition of 8.6 feet where 10 feet is required, a deficiency of 1.4 feet or 14%; (4) a side yard setback for the second story right-side dormer of 9.6 feet where a minimum of 10 feet is required, a deficiency of 0.4 feet or 4%; (5) an impervious surface coverage of 2773.8 square feet where a maximum of 2374.5 square feet is permitted, an excess of 399.3 square feet or 16.8%.

3. 17-67 19 Stebbins Avenue
   Section 75, Block 6, Lot 34
   Zone: R5
   Application for: Area variances to construct a one story addition on an existing single family home to permit: (1) a front yard setback of 10 feet where a minimum of 30 feet is required, a deficiency of 20 feet or 66.7%; (2) a gross floor area of 3032 square feet where a maximum of 2474 feet is allowed, an excess of 558 square feet or 22.6%; (3) an impervious surface coverage of 4480 square feet where a maximum of 3185 square feet is permitted, an excess of 1295 square feet or 40.7%.

4. 17-55 330 White Plains Road
   Section 69, Block 2, Lot 1
   Zone: RB
   Application for: Area variances to construct a one story addition at the rear of an existing commercial structure to permit: (1) a rear yard setback of 1.5 feet where a minimum of 40 feet is required, a deficiency of 38.5 feet or 96.3%; (2) a side yard setback of 2.5 feet where a minimum of 10 feet is required, a deficiency of 7.5 feet or 75%; (3) parking spaces for 5 vehicles where a minimum of 11 parking spaces is required, a deficiency of 6 parking spaces or 54.5%; (4) a parking lot aisle width of 20 feet where a minimum of 25 feet is required, a deficiency of 5 feet or 20%.
OLD BUSINESS

5. 16-14 600 White Plains Road – Gas Mart  Interpretation: Public Hearing Closed
Use and Area Variances: Public Hearing Continued
Section 65A, Block 3, Lot 11  Zone: R7.5
Application for: (1) An interpretation/appeal of the Building Inspector’s determination that a retail (convenience store) use, proposed to occupy two existing service bays, is not permitted and, therefore, a use variance is required and, if the ZBA upholds the Building Inspector’s determination, (2) a use variance to convert two existing service bays for a retail (convenience store) use and, if a use variance is approved, (3) area variances from landscape requirements for front, perimeter and transition buffer areas.

NEW BUSINESS

6. 18-03 735 White Plains Road  Public Hearing
Section 63A, Block 2, Lot 21  Zone: RB
Application for: The applicant proposes to convert an existing 896 square foot dental office for retail use in a one-story commercial building with two additional storefronts (Nail Pro-Spa and GNC). The proposed conversion from office to retail use will require the following area variances to permit: (1) 5 parking spaces where a minimum of 26 spaces are required, a deficiency of 21 spaces or 80.8%; (2) 0 loading spaces where 1 space is required, a deficiency of 1 space or 100%.

ADJOURNED ITEM (This item will not be heard at the February 13, 2018, ZBA meeting)

1. 17-65 157 Montgomery Avenue  Public Hearing
Adjourned to the March 13, 2018, ZBA Meeting
Section 59, Block 2, Lot 5  Zone: GB
Application for: Interpretations, use and area variances based on a number of violations identified on the property

Date: February 9, 2018, at 2:00 p.m.

*Please note that the posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. It is recommended that you visit the town’s website (www.eastchester.org) to access the most current agenda prior to each meeting. On the “Home” page select “FIND” in the menu box to the left, then select “AGENDAS”. The Agendas for each Board are posted for review.