

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
Tuesday, January 14, 2020  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: October 10, 2019 and November 12, 2019

**RESOLUTIONS**

**1. 19-43, 1 Joyce Road**

Section 66.G, Block 1, Lot 80

Zone: R5

Application for: An area variance to legalize an existing 6-foot high fence in a side yard, whereas a maximum height of 4 feet is permitted, an excess of 2 feet or 50%.

**2. 19-44, 144 Locust Avenue**

Section 56, Block 5, Lot 28

Zone: R5

Application for: Area variances to permit: (1) additions to an existing front vestibule with a front yard setback of 20.1 feet whereas a minimum of 30 feet is required, a deficiency of 9.9 feet or 33%; (2) additions to the right side of the residence (to the vestibule and at the rear of the residence) with a minimum side yard setback adjoining a street of 10.4 feet whereas a minimum of 14 feet is required, a deficiency of 3.5 feet or 25%; (3) to permit a gross floor area of 2500 square feet whereas a maximum of 2300 square feet is permitted, an excess of 200 square feet or 8.7%.

**3. 19-45, 52 Ridge Street**

Section 77, Block 1, Lot 18

Zone: R5

Application for: An area variance for a proposed front porch extending the full width of the residence with a front yard setback of 23.4 feet, whereas a minimum of 30.0 feet is required, a deficiency of 6.6 feet or 22%.

**4. 19-46, 9 Shady Lane**

Section 63G, Block 1, Lot 39

Zone: R6

Application for: An area variance to legalize an existing 6-foot high fence in the front and side yard of a single- family residence whereas a maximum height of 4 feet is permitted, an excess of 2 feet or 50%.

**NEW BUSINESS**

**5. 19-51, 107 Anderson Avenue**

**Public Hearing**

Section 51, Block 3, Lot 47

Zone: R5

Application for: Area variances for a proposed second-story dormer to permit: (1) a proposed front yard setback of 22 feet whereas a minimum of 30 feet is required, a deficiency of 8 feet or 26.7%; (2) a proposed side yard setback adjoining a street of 9.8 feet whereas a minimum of 14 feet is required, a deficiency of 4.2 feet or 33%.

**6. 19-50, 4 Sprague Road**

**Public Hearing**

Section 53, Block 2, Lot 2

Zone: R5

Application for: Area variances for a proposed screened porch and expanded patio to permit: (1) a proposed gfa of 2795 square feet whereas a maximum of 2353 square feet is permitted, an excess of 442 square feet or 18.8%; (2) a rear yard setback of 18.2 feet whereas a minimum of 25 feet is required, a deficiency of 6.8 feet or 27.2%; (3) a total impervious surface coverage of 3299 square feet whereas a maximum of 2763 square feet is permitted, an excess of 536 square feet or 19.4%.

- 7. 19-52, 7 Knollwood Road** **Public Hearing**  
Section 65E, Block 1, Lot 20 Zone: R7.5  
Application for: Area variances for a proposed in-ground swimming pool and patio at the rear of an existing residence to permit: (1) a proposed rear yard setback for the pool of 6 feet whereas a minimum of 10 feet is required, a deficiency of 4 feet or 40%; (2) a proposed rear yard setback for accessory pool equipment of 3 feet whereas a minimum of 6 feet is required, a deficiency of 3 feet or 50%; (3) a proposed side yard setback for accessory pool equipment of 3 feet whereas a minimum of 6 feet is required, a deficiency of 3 feet or 50%.
- 8. 19-53, 2 Lorraine Drive** **Public Hearing**  
Section 65G, Block 5, Lot 17 Zone: R6  
Application for: An area variance to permit a second driveway and curb cut on a one-family residential lot whereas one-family dwellings shall be limited to one driveway and one curb cut (with the exception of circular drives permitted on lots with 93 feet or more of frontage).
- 9. 19-02, 249 Main Street** **Public Hearing**  
Section 69, Block 5, Lots 6, 6B Zone: RB  
Application for: Area variances for a proposed a 4-story, 15-unit multi-family building consisting of 9 one-bedroom and 6 two-bedroom units. Variances are required: (1) from perimeter landscaping requirements (approximately 270 feet of the perimeter of the property has less than 3 feet of a potential buffer area); (2) from designated snow removal area (no area for snow removal is provided); (3) to permit total impervious surfaces of 13,563 square feet whereas a maximum of 10,617 square feet is permitted an excess of 2946.5 square feet or 27.8%, and (4) to permit a backup aisle of 22.6 feet whereas 24 feet is required, a deficiency of 1.4 feet or 5.8% (5) to permit a driveway platform slope for the first 10 feet of the access drive of 11.8%, whereas a maximum slope of 5% is permitted, an excess of 136%.

**Date Issued:** January 9, 2020 at 3:00 p.m.  
**Revised:** January 10, 2020 at 10:00 a.m.  
January 13, 2020 at 4:15 p.m.

\*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](http://www.eastchester.org)) to access the most current agenda prior to each meeting. On the "Home" page, select "Forms and Documents" in the menu box to the right, then select "Agendas" in the menu box to the left. The agendas for each Board are posted for review. Please note that last minute adjournments may not be reflected on the posted agendas.