

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
January 8, 2019
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: November 13, 2019

RESOLUTIONS

- 1. 18-43, 74 Parkview Drive** Public Hearing Closed November 18, 2018
Section 80D, Block 1, Lot 32 Zone R6
Application for: The applicant proposes a rear addition to an existing single-family residence. The application requires an area variance to permit a side yard setback of 5.2 feet where a minimum of 10 feet is required, a deficiency of 4.8 feet or 48%.
- 2. 18-37, 239 Main Street** Public Hearing Closed November 18, 2018
Section 69, Block 5, Lot 9 Zone: RB
Application for: The applicant proposes additions and alterations to an existing three-story, three-family residence. The application requires area variances to permit: (1) a right side yard setback of 2.37 feet where a minimum of 22 feet is required, a deficiency of 19.6 feet or 89.2%; (2) a left side yard setback of 10.4 feet where a minimum of 22 feet is required, a deficiency of 11.6 feet or 52.7%; (3) 4 parking spaces where a minimum of 6 spaces are required, a deficiency of 2 spaces or 33.3%; (4) a back-up aisle of 18 feet where a minimum of 25 feet is required, a deficiency of 7 feet or 28%; (5) a 9.5-foot wide access aisle whereas a minimum of 12 feet is required, a deficiency of 2.5 feet or 20.8%, and; (6) a proposed roof overhang to have a setback of 0 feet from the front property line where a minimum setback of 18 feet is required, a deficiency of 18 feet or 100%.
- 3. 18-32, 210 Hillside Place** Public Hearing Closed November 18, 2018
Section 44, Block 3, Lot 27 Zone: RB
Application for: The applicant proposes a hipped roof over existing one-story, legal, non-conforming commercial garage. The application requires area variances to permit: (1) a rear yard setback of 0 feet where a minimum of 30 feet is required, a deficiency of 30 feet or 100%, and; (2) a side yard setback of 3 feet where a minimum of 10 feet is required, a deficiency of 7 feet or 70%.

OLD BUSINESS

- 4. 18-36, Holy Mount Cemetery, Cemetery Lane** **Public Hearing Continued**
Section 64, Block 1, Lot 8 Zone: R15
Application for: The applicant proposes to construct a one-story columbarium building and an exterior columbarium consisting of a series of stone walls and walkways. The columbaria will accommodate a total of 1620 niches for cremation urns. The application requires a use variance to permit the intensification of the legal non-conforming cemetery use and an area variance to permit a front yard setback of 10.2 feet where a minimum of 30 feet is required, a deficiency of 19.8 feet or 66%.

NEW BUSINESS

5. 18-45, 20 Nelson Road

Public Hearing

Section 62, Block 1, Lot 9

Zone: R5

Application for: The applicant proposes to subdivide an existing residential lot to create one new building lot. As a result of the subdivision the improved lot will require the following area variances to permit: (1) a side yard setback of 4.3 feet where a minimum of 8 feet is required, a deficiency of 3.7 feet or 46.3%; (2) a bay window with a side yard setback of 2.3 feet where a minimum of 5 feet is required, a deficiency of 2.3 feet or 46%, and; (3) a proposed driveway with a side yard setback of 0 feet where a minimum of 3 feet is required, a deficiency of 3 feet or 100 percent.

ADJOURNED ITEMS (The following application will not be heard at the January 8, 2019 ZBA meeting)

1. 18-44, 51 Joyce Road

Public Hearing

Adjourned to the February 12, 2019 ZBA Meeting

Section 66H, Block 2, Lot 30

Zone: R5

Application for: Area variances to legalize: (1) impervious surfaces totaling 3719.4 square feet whereas a maximum of 3153.5 square feet is permitted, an excess of 565.8 square feet or 17.9% and; (2) a front portico with a front yard setback of 23.03 feet whereas a minimum of 26 feet is required, a deficiency of 2.97 feet or 11.4%.

Date Issued: January 4, 2019, at 1:00 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.