

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
Thursday, October 10, 2019
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 10, 2019 (not yet available)

RESOLUTIONS

1. 19-24, 7 Summit Street

Section 76, Block 2, Lot 37

Zone: R5

Application for: Area variance to construct an attached two-car garage with a rear yard setback of 10.3 feet whereas a maximum of 25 feet is required, a deficiency of 14.7 feet or 58.9%.

2. 19-30, 59 Morgan Street

Section 40, Block 1, Lot 10

Zone: R3

Application for: Area variances to legalize an existing enclosed front porch with: (1) a front yard setback of 14.4 feet whereas 30 feet is required, a deficiency of 15.6 feet or 52%; (2) a side yard setback of 4.3 feet whereas a minimum of 8 feet is required, a deficiency of 3.7 feet or 46%.

3. 19-31, 108 Brook Street

Section 58, Block 5, Lot 23

Zone: RB

Application for: Area variances to convert a mixed use building, with commercial on the first floor and 2 residential units above, to a 3-family (multifamily) dwelling to allow: (1) a lot size of 6050 square feet whereas a minimum of 9000 square feet is required, a deficiency of 2950 square feet or 32.8%; (2) a proposed rear yard setback of 25 feet whereas a minimum of 30 feet is required, a deficiency of 5 feet or 16.7%; (3) a proposed first side yard setback of 8.1 feet whereas a minimum of 22 feet is required, a deficiency of 13.9 feet or 63.2%; (4) a proposed second side yard setback of 10.3 feet whereas a minimum of 22 feet is required, a deficiency of 11.7 feet or 53.2%; (5) 4 parking spaces whereas a minimum of 7 parking spaces are required, a deficiency of 3 spaces or 42.9%; (6) a proposed 23-foot-wide backup aisle whereas a minimum of 25 feet is required, a deficiency of 2 feet or 8%; (7) proposed parking in the front yard whereas parking is not permitted in the front yard of multi-family residences; (8) a 0-foot-wide landscaped buffer along the rear property line adjacent to a single-family residence district whereas a minimum of 10 feet is required; a deficiency of 10 feet or 100%; (9) no landscaping along the perimeter of the parking lot whereas perimeter landscaping is required; (10) no front landscaped area whereas a front landscaped area is required for all multi-family dwellings; (11) a total impervious surface coverage 4235 square feet whereas the proposed impervious surface coverage is 4892 square feet an excess of 657 square feet or 15.5%.

NEW BUSINESS

4. 19-33, 81 Clarence Road

Section 56, Block 3, Lot 1

Public Hearing

Zone: R5

Application for: Area variances to construct a second story addition and front portico with: (1) a proposed front yard setback for the second story addition of 17.1 feet whereas a minimum of 30 feet is required, a deficiency of 12.9 feet or 43%; (2) a proposed front yard setback for the portico of 12.2 feet whereas a minimum of 26 feet is required, a deficiency of 13.8 feet or 53.1%.

- 5. 19-38, 29 Central Drive** **Public Hearing**
Section 80D, Block 3, Lots 24, 25, and 26 Zone: R6
Application for: Area variance to construct an in-ground swimming pool with approximately 43% of the pool located within the side yard whereas pools are required to be located wholly within a rear yard.
- 6. 19-39, 65 Maple Street** **Public Hearing**
Section 63.H, Block 1, Lot 13.A Zone: R6
Application for: Area variances to permit a building lot with: (1) 58.7 feet of frontage whereas a minimum of 60 feet is required, a deficiency of 1.3 feet or 2.2%, and; (2) an effective square with a dimension of 58.7 feet whereas a minimum of 60 feet is required, deficiency of 1.3 feet or 2.2%.
- 7. 19-40, 128 Fairway Drive** **Public Hearing**
Section 63.E, Block 5, Lot 77 Zone: R5
Application for: Area variances to construct an in-ground swimming pool with: (1) a setback from the side property line of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50% and; (2) a setback from the rear property line of 5.5 feet whereas a minimum of 10 feet is required, a deficiency of 4.5 feet or 45%.
- 8. 19-41, 25 Anderson Avenue** **Public Hearing**
Section 57, Block 1, Lot 12 Zone: R5
Application for: An area variance to construct a second story addition with a side yard setback of 2.7 feet whereas a minimum of 8 feet is required, a deficiency of 5.3 feet or 66.3%.

Date Issued: October 3, 2019 at 1:00 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) 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.