

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

Tuesday, November 12, 2019

7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 10, 2019

ADMINISTRATION

- Response to the Planning Board's Notice of Intent to be Lead Agency for the Environmental Review of Application 19-42, 5 Ray Place, for a proposed 24-unit multi-family residential building.

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. 19-33, 81 Clarence Road

Section 56, Block 3, Lot 1

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%.

3. 19-38, 29 Central Drive

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.

4. 19-39, 65 Maple Street

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%.

5. 19-40, 128 Fairway Drive

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%.

6. 19-41, 25 Anderson Avenue

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%.

NEW BUSINESS

7. 19-43, 1 Joyce Road

Public Hearing

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%.

8. 19-44, 144 Locust Avenue

Public Hearing

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% (the vestibule has a legal non-conforming front yard setback of 20.1 feet); (2) to permit 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% (the existing residence has a legal non-conforming right side yard setback of 10.4 feet); (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%.

9. 19-45, 52 Ridge Street

Public Hearing

Section 77, Block 1, Lot 18

Zone R5

Application for: Area variance to construct a 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%.

10. 19-46, 9 Shady Lane

Public Hearing

Section 63G, Block 1, Lot 39

Zone: R6

Application for: 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%.

Date Issued: November 8, 2019 at 2:30 p.m.

Revised: November 12, 2019 at 1:30 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.