

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
Tuesday, February 11, 2020
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: January 14, 2020

RESOLUTIONS

1. 19-51, 107 Anderson Avenue

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%.

2. 19-50, 4 Sprague Road

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%.

3. 19-53, 2 Lorraine Drive

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).

4. 19-02, 249 Main Street

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%.

OLD BUSINESS

5. 19-52, 7 Knollwood Road

Section 65E, Block 1, Lot 20

Public Hearing Continued

Zone: R7.5

Application for: An area variance for a proposed in-ground swimming pool 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%.

NEW BUSINESS

6. 19-35, 191 Oakland Avenue

Public Hearing

Zone: 7.5

Section 65E, Block 3, Lot 102.J

Application for: An area variance for a proposed front porch to permit a width of 37 feet where a maximum width of 20.5 feet is permitted, an excess of 16.5 feet or 80.5%.

ADJOURNED ITEMS (The following application will not be heard at the February 11, 2020 ZBA meeting)

7. 20-02, 66 Lee Avenue

Public Hearing

Zone: R5

Adjourned to the March 10, 2020 ZBA meeting

Section 51, Block 2, Lot 3

Application for: An area variance to legalize and existing deck to permit a side yard setback of 2.4 feet whereas a minimum of 6 feet is required, a deficiency of 3.6 feet or 60%.

Date Issued: February 7, 2020 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.