

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
Tuesday, March 10, 2020  
7:00 p.m.

- Call to Order
- Pledge of Allegiance
- Roll Call

**RESOLUTIONS**

**1. 19-52, 7 Knollwood Road**

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. 19-35, 191 Oakland Avenue**

Section 65E, Block 3, Lot 102.J

Zone: R7.5

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%.

**NEW BUSINESS**

**3. 20-02, 66 Lee Avenue**

Section 51, Block 2, Lot 3

**Public Hearing**

Zone: R5

Application for: An area variance to legalize an 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%.

**4. 20-06, 14 Lorraine Drive**

Section 65G, Block 4, Lot 30

**Public Hearing**

Zone: R6

Application for: Area variances to construct additions and alterations on an existing single family home to permit: (1) a side yard setback for the second story left-side addition of 7.7 feet where a minimum of 10 feet is required, a deficiency of 2.3 feet or 23%; (2) a side yard setback for the second story left-side dormer of 8.8 feet where a minimum of 10 feet is required, a deficiency of 1.2 feet or 12%; (3) a side yard setback for the first story right-side addition of 8.6 feet where 10 feet is required, a deficiency of 1.4 feet or 14%; (4) a side yard setback for the second story right-side dormer of 9.6 feet where a minimum of 10 feet is required, a deficiency of 0.4 feet or 4%; (5) an impervious surface coverage of 2773.8 square feet where a maximum of 2374.5 square feet is permitted, an excess of 399.3 square feet or 16.8%. Note: The ZBA granted these area variances on February 13, 2018. However, the variances expired and, therefore, the applicant was required to reapply for the variances.

**5. 20-07, 173 Brook Street**

Section 60, Block 4, Lot 26

**Public Hearing**

Zone: M700 RB

Application for: Area variances to legalize an existing garage shed and to permit an increase in impervious surfaces to permit: (1) a side yard setback for the garage shed of .3 feet where 10 feet is required, a deficiency of 9.7 feet or 97%; (2) a rear yard setback for the garage shed of .4 feet where 10 feet is required, a deficiency of 9.6 feet or 96%; (3) a proposed impervious surface coverage of 4060 square feet where a maximum of 3500 square feet is permitted, an excess of 560 square feet or 16%.

**Date Issued:** March 6, 2020 at 11:00 a.m.

**Revised:** March 10, 2020 at 4:00 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](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.