

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
March 12, 2019  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call

**RESOLUTIONS**

**1. 18-36, Holy Mount Cemetery, Cemetery Lane**

Zone: R15

Section 64, Block 1, Lot 8

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%.

**OLD BUSINESS**

**2. 18-45, 20 Nelson Road**

**Public Hearing**

Zone: R5

Section 62, Block 1, Lot 9

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%.

**NEW BUSINESS**

**3. 18-52, 74 Hutchinson Boulevard**

**Public Hearing**

Zone: R7.5

Section 64.B, Block 2, Lot 36

Application for: Area variances to construct a 123 square foot addition at the front of an existing single-family residence to permit: (1) a gross floor area of 3421 where a maximum of 3096 square feet is permitted, an excess of 325 square feet or 10.5%; (2) a front yard setback of 28.3 feet where a minimum setback of 30 feet is required, a deficiency of 1.7 feet or 5.7%.

**4. 18-53, 141 Anderson Avenue**

**Public Hearing**

Zone: R5

Section 52, Block 3, Lot 41

Application for: Area variances to construct a covered front porch. Porches may extend 4 feet into the required front yard (or, in this case, must be setback 26 feet from the front property line) and may not exceed 30% of the width of the building (or, in this case, may not exceed 10.8 feet). Area variances are required to permit: (1) the porch to be setback 23.8 feet from the front property line whereas a minimum setback of 26 feet is required, an excess of 2.2 feet or 8.5%, and; (2) the porch to extend 21.7 feet across the width of the building whereas a maximum of 10.8 feet is permitted, an excess of 10.9 feet or 100.1%.

**5. 18-55, 195 Beech Street**

**Public Hearing**

Zone: R5

Section 79B, Block 6, Lot 2

Application for: Area variances to legalize: (1) an outdoor fireplace with a rear yard setback of 2.6 feet where a minimum setback of 5 feet is required, a deficiency of 2.4 feet or 48%; (2) an outdoor barbecue with a rear yard setback of 2.1 feet where a minimum setback of 5 feet is required, a deficiency of 2.9 feet or 58%.

**ADJOURNED ITEMS** (The following application will not be heard at the March 12, 2019 ZBA meeting)

**6. 18-44, 51 Joyce Road**

**Public Hearing**

**Adjourned to the April 9, 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 feet whereas a minimum of 26 feet is required, a deficiency of 3 feet or 11.5%.

**Date Issued:** March 8, 2019 at 11:30 a.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.