

**THE APRIL 14, 2020 ZBA MEETING HAS BEEN CANCELLED.  
ALL ITEMS ON THE AGENDA WILL BE ADJOURNED TO THE  
MAY 12, 2020 MEETING**

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
Tuesday, April 14, 2020  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 11, 2020 and March 10, 2020

**RESOLUTIONS**

**1. 20-02, 66 Lee Avenue**

**Adjourned to the May 12, 2020 ZBA Meeting**

Section 51, Block 2, Lot 3

Zone: R5

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%.

**2. 20-06, 14 Lorraine Drive**

**Adjourned to the May 12, 2020 ZBA Meeting**

Section 65G, Block 4, Lot 30

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.

**3. 20-07, 173 Brook Street**

**Adjourned to the May 12, 2020 ZBA Meeting**

Section 60, Block 4, Lot 26

Zone: 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%.

**NEW BUSINESS**

**4. 20-11, 24 Hickory Hill Road**

**Public Hearing**

**Adjourned to the May 12, 2020 ZBA Meeting**

Section 66F, Block 1, Lot 45

Zone: R6

Application for: Area variance to construct additions and alterations to an existing single-family home to permit a gross floor area of 3642 square feet whereas a maximum of 2711 square feet is permitted, an excess of 931 square feet or 31.3%.

**5. 20-12, 103 Webster Road**

**Public Hearing**

**Adjourned to the May 12, 2020 ZBA Meeting**

Section 54, Block 4, Lot 7

Zone: R5

Application for: Area variances to construct a new covered front porch to permit: (1) a front yard setback for the porch of 25.4 feet whereas a minimum setback of 26 feet is required, a deficiency of .6 feet or 2.3%; (2) the width of the porch to be 16 feet, whereas a maximum width of 9.8 feet is permitted, an excess of 6.2 feet or 63.3%.

**Date Issued:** April 9, 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](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.