

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
June 9, 2020  
7:00 p.m.

The meeting will be conducted by video conference using Zoom  
All meeting participants must register for the meeting in advance  
[https://zoom.us/webinar/register/WN\\_4jia2HEhRCuLtKB74zcKUw](https://zoom.us/webinar/register/WN_4jia2HEhRCuLtKB74zcKUw)

You can view submission items for each application (except resolution items) by clicking on this link:  
[http://cms5.revize.com/revize/eastchester/departments/zoning\\_board\\_agenda\\_attachments.php](http://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_attachments.php)

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

### **RESOLUTIONS**

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

Section 51, Block 2, Lot 3

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%.

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

Section 65G, Block 4, Lot 30

Zone: R6

Application for: Area variances to construct additions and alterations on an existing single-family residence 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**

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**

Section 66F, Block 1, Lot 45

**Public Hearing**

Zone: R6

Application for: An area variance to construct additions and alterations to an existing single-family home to permit: (1) 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**  
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%.
- 6. 20-15, 23 Prospect Avenue** **Public Hearing**  
Section 75, Block 1, Lot 10 Zone: R5  
Application for: Area variances to construct a second-story addition over an existing one-story residence and a portico over an existing front entry platform to permit: (1) a front yard setback for the proposed second-story addition of 25.4 feet whereas a maximum setback of 30 feet is required, a deficiency of 4.6 feet or 15.3%; (2) a side yard setback for the proposed second-story addition of 4.0 feet whereas a maximum width of 8 feet is permitted, a deficiency of 4 feet or 50%; (3) a front yard setback for the proposed portico of 15.4 feet whereas a minimum of 26 feet is permitted, a deficiency of 10.6 feet or 40.8%; (4) a portico width of 8.8 feet whereas a maximum of 7.5 feet is permitted, an excess of 1.3 feet or 17.3%; (5) a separation between the proposed second-story addition and the existing garage of 4.5 feet whereas a minimum of 10 feet is required, a deficiency of 5.5 or 55%.
- 7. 20-16, 7 Hanfling Road** **Public Hearing**  
Section 64E, Block 1, Lot 21 Zone: R7.5  
Application for: Area variances to legalize an existing non-conforming outdoor kitchen, an existing outdoor barbeque, an existing driveway and an existing turn-around area to permit: (1) a setback between the principal building and the outdoor kitchen of 3.5 feet whereas a minimum of 12 feet is required, a deficiency of 8.5 feet or 70.8%; (2) a side yard setback for the outdoor kitchen of 5.1 feet whereas a minimum of 6 feet is required, a deficiency of 0.9 feet or 15%; (3) a rear yard setback for the barbeque of 1.9 feet whereas a minimum of 6 feet is required a deficiency of 4.1 feet or 68.3%; (4) a driveway width of 27.2 feet whereas a maximum of 20 feet is permitted, an excess of 7.2 feet or 36%; (5) a turnaround area of 475.7 square feet (14.2' x 33.5') whereas 120 square feet (10' x 12') is permitted, an excess of 355.7 square feet or 296%.
- 8. 20-17, 80 Grand Boulevard** **Public Hearing**  
Section 51, Block 3, Lot 11 Zone: R5  
Application for: An area variance to construct a two-story rear addition to an existing single-family residence that will result in a gross floor area of 2877 square feet whereas a maximum of 2550 square feet is permitted, an excess of 327 square feet or 12.8%.
- 9. 20-18, 10 Roy Place** **Public Hearing**  
Section 66L, Block 2, Lot 242 Zone: R5  
Application for: Area variances to construct a new above-ground pool and legalize an existing shed to permit: (1) a rear yard setback of 5.0 feet for the pool whereas a minimum of 10 feet is required, a deficiency of 5.0 feet or 50%; (2) a separation between the residence and pool of 7.4 feet whereas a minimum of 10 feet is required, a deficiency of 2.6 feet or 26%; (3) a side yard setback of 3.7 feet for the existing shed whereas a minimum of 8 feet is required, a deficiency of 4.3 feet or 54%.

**Date Issued:** June 4, 2020 at 11:00 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.