

AGENDA
TOWN OF MOUNT PLEASANT
ZONING BOARD OF APPEALS
THURSDAY, MARCH 12, 2009
8:00 P.M.

POSTPONED APPLICATION

- 09-10** **Zoe & Shane Devlin**, 12 Sunset Drive, Thornwood, NY. Section 106.20, Block 2, Lot 48 and **Trevor Spearman, (Architect)**, 45 Eton Road, Thornwood, NY. West side of Sunset Drive (off of driveway). **Proposed reconfiguration of the 1st floor, adding a 2-car garage, mudroom and 2nd floor to a single-family dwelling. (1) Violation of front yard setback has 22.18 feet and 60 feet is required, therefore a 37.82 feet variance is needed. (2) Violation of rear yard setback has 41.5 feet and 50 feet is required, therefore an 8.5 feet variance is needed. (3) Violation of lot coverage has 12.1 percent and 10 percent is required, therefore a 2.1 percent variance is needed. R-40 Zone**

REQUEST FOR RECONSIDERATION OF APPROVED VARIANCES

- 09-05** **Erika & Mark Mynes**, 230 Brookline Street, Hawthorne, NY. Per Letter from adjoining property owner dated 2/17/09. Variances granted 14.30' front yard setback & 12.38' rear yard setback.

NEW APPLICATIONS

- 09-11** **Erika & Mark Mynes**, 230 Brookline Street, Hawthorne, NY. Section 112.13, Block 2, Lot 22. South side of Astor Avenue and the east side of Brookline Street, Hawthorne, NY. **Reconstruction and extension of a one-family dwelling destroyed by fire on a legal nonconforming parcel. (1) Violation of front yard setback (Astor Avenue) has 11.5 feet and 30 feet is required, therefore an 18.5 feet variance is needed. (2) Violation of front yard setback for 2nd story addition on (Brookline Street) has 28 feet and 30 feet is required, therefore a 2 feet variance is needed. (3) Violation of lot coverage has 1032 square feet or 20.0064% and 1000 square feet or 20% is required, therefore a 32 square feet or a .0064% variance is needed. R-10 Zone.**
- 09-12** **Laura & John Baker**, 52 Harding Avenue, Valhalla, NY. Section 122.7, Block 1, Lot 12. West side of Harding Avenue distant 233 feet of the corner formed by its intersection with Wilson Avenue, Valhalla, NY. **Proposed single story addition to the rear of a single-family dwelling on a legal nonconforming parcel. (1) Violation of side yard setback has 7.11 feet and 10 feet is required, therefore a 2.1 feet variance is needed. (2) Violation of minimum percentage of lot width for sum of both sides has 35.8% and 40% is required, therefore a 4.2% variance is needed. (3) Violation of lot coverage has 25.6% and 20% is required, therefore a 5.6% (280 square feet) is needed. R-10 Zone.**

- 09-13** **Rosemarie & Anthony Licciardone, 40 Virginia Lane, Thornwood, NY. Section 106.16, Block 2, Lot 70. East side of Virginia Lane, Thornwood, NY. Proposed addition of a family room, 3rd bedroom, office, master bathroom, attic, porch and a detached garage to a legal single-family dwelling. (1) Violation of front yard setback, has 57 feet 3-1/8" and 60 feet is required, therefore a 2 feet 8-7/8" variance is needed. (2) New detached two-car garage in violation of side yard setback, has 10 feet and 25 feet is required, therefore a 15 feet variance is needed. R-40 Zone.**

INSPECTION MEETING ON SATURDAY, MARCH 7, 2009
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.