

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
JANUARY 15, 2009**

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**Case No. 1460A**

James Heffernan  
20 Francis Lane  
Port Chester, NY

**20 Francis Lane**

Applicant proposes to amend building permit #G10800 to construct a 3'0" extension. The premise is in a R7 zone. A variance is required per Section 345-40, Part II, Dimensional Regulations: Minimum 30'0" front yard setback required, applicant proposes 15'0".

**Case No. 1450A**

Michiel A. Boender, AIA – Applicant  
163 North Main Street  
Port Chester, NY

Tarry Realty, LLC - Owner  
18 Mill Street  
Port Chester, NY

**18 Mill Street**

Applicant proposes to erect two (2) additional signs. The premise is in a M2 zone. A variance is required per Section 345-15(B), Sign Regulations: One (1) wall sign on each public street permitted, applicant proposes two (2) signs on each public street. This application was adjourned at the 12/18/08 hearing.

**Case No. 1463**

Leon Sculti  
99 Hobart Avenue  
Port Chester, NY

**99 Hobart Avenue**

Applicant proposes to subdivide the parcel into two lots. The premise is located in a R7 zoning district. Variances are required per Section 345-40, Part II, Dimensional Regulations: Minimum width of both lots requires 70'0", applicant proposes 50'0" for both lots; minimum front yard setback requires 30'0", existing 22.88' and minimum side yard setback requires 10'0", existing 3.78' and Section 345-6(I)(3), Accessory Off-Street Parking Spaces: Off-street parking shall not be located within front or side yards, applicant proposes front yard parking. This application was adjourned at the 12/18/08 hearing.

**Case No. 1441** Environmental Assessment Determination for a use variance at 13 Maple Place.

**Case No. 1441** Timothy Wetmore, AIA – Applicant Jaime Montoya – Owner  
14 Guyer Road 13 Maple Place  
Westport, CT Port Chester, NY

**13 Maple Place**

Applicant proposes to convert a one family into a two family dwelling. The premise is in a R5 zone. Variances are required per Section 345-41, Part I, Use Regulations: Two family dwelling not permitted; Section 345-6(I)(3), Accessory Uses: Parking spaces not permitted in required side yards, side yard parking proposed; Section 345-41, Part II, Dimensional Regulations: Minimum 25’0” front yard setback required, 21’0” existing, 21.2’ proposed; minimum 8’0” side yard setback required, 5.5’ existing, approximately 5.3’ proposed; minimum open space requires 2,000 square feet per dwelling unit, 4,000 square feet required, -0- square feet proposed. This application was adjourned at the 12/18/08 hearing.

**Case No. 1394** **Willett Avenue and Abendroth Place**

Mr. Demetrios Adamis, Esq., is requesting a further extension of variances that were granted 6/15/06. The finalizing of the site plan and other issues applicable to the property have not been completed.

**Case No. 1415** **Willett Avenue and Abendroth Avenue**

Mr. Demetrios Adamis, Esq., is requesting a further extension of variances that were granted 2/15/07. The finalizing of the site plan and other issues applicable to the property have not been completed.