

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
FEBRUARY 19, 2009**

Case No. 1460A

James Heffernan
20 Francis Lane
Port Chester, NY

20 Francis Lane

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for a front yard variance to construct a 3'0" extension.

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 1/15/09 hearing.

Case No. 1441

Environmental Assessment Determination for a use variance at 13 Maple Place.

Case No. 1441

Timothy Wetmore, AIA – Applicant
14 Guyer Road
Westport, CT

Jaime Montoya – Owner
13 Maple Place
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 1/15/09 hearing.

Case No. 1464

Kenneth Heaney and Alexis Ortiz Heaney
69 Glendale Place
Port Chester, NY

69 Glendale Place

Applicants propose to construct a detached on car garage and a rear deck. The premise is in a R5 zone. Variances are required per Section 345-6(I)(1), Accessory Structures: Rear yard setback requires 5'0", applicants propose 3'0"; and Section 345-41, Part II, Dimensional Regulations: Minimum usable open space requires 2,000 square feet, 1,186 square feet existing, applicants propose 1,967.9 square feet.

THE ZONING BOARD OF APPEALS MEETING WILL BE HELD AT 7:00 O'CLOCK IN THE EVENING AT THE COURT ROOM, POLICE HEADQUARTERS BUILDING, at 350 NORTH MAIN STREET, PORT CHESTER, NEW YORK.