

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

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**Case No. 1464**

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

**69 Glendale Place**

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for rear yard and open space variances to construct a detached one car garage and a rear deck.

**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 2/19/09 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 2/19/09 hearing.

**Case No. 1432A**

Mr. and Mrs. John Doyle  
One Club Road  
Rye, NY

**23 Shore Drive**

Applicants propose to widen driveway. The premise is in a R7 zone. A variance is required per Section 345-6(I)(4), Access Driveways: Driveways through required front/side yards shall not exceed 10'0" in width, applicants propose 14'0".

**Case No. 1465**

Spire Architecture, PLLC – Applicant  
3286 Franklin Avenue  
Millbrook, NY

Summer Rain Sprinkler Systems – Owner  
1 Horton Avenue  
Port Chester, NY

**1 Horton Avenue**

Applicant proposes to legalize existing wall sign. The premise is in a ROO zone. A variance is required per Section 345-15, sign Regulations, (B), Schedule of Permitted Signs: Sign permitted on public street or municipal off-street parking lot, applicant proposes sign at required non-municipal lot.

**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.**