

**VILLAGE OF PORT CHESTER**  
**ZONING BOARD OF APPEALS AGENDA**  
**APRIL 16, 2009**

**Case No. 1432A**

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

**23 Shore Drive**

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for a variance to widen driveway.

**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**

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for a variance to legalize existing wall sign.

**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 3/19/09 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 3/19/09 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.