

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
MAY 21, 2009**

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**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 and minimum side yard setback requires 10'0", existing 3.78'. This application was adjourned at the 4/16/09 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 4/16/09 hearing.

**Case No. 1466**

Environmental Assessment Determination for an extension of a nonconforming use at 262 Columbus Avenue.

**Case No. 1466**

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

Luis and Maria Costa – Owners  
262 Columbus Avenue  
Port Chester, NY

**262 Columbus Avenue**

Applicant proposes to construct a one story addition at the rear and extend existing front porch/vestibule. The premise is in a R5 zone. Variances are required per Section 345-13(B), Nonconforming Use of Land: Enlargement of nonconforming building not permitted; and Section 345-41, Part II, Dimensional Regulations: Minimum 25’0” front yard setback required, 16.13’ existing and proposed. Minimum usable open space requires 2,000 square feet for each unit, 4,000 square feet required (two units), 1,850 square feet existing and proposed.

**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.**