

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
March 20, 2014**

Findings of Fact

1. Case No. 2014-0084

Bart Didden
117 North Main Street Corp
117 North Main Street
Port Chester, NY 10573

Muhammed Nouman
Papa Johns Restaurant
117 North Main Street
Port Chester, NY 10573

on the premises No. **117 North Main Street** in the Village of Port Chester, New York, situated on the **East** side of **North Main Street** distant **125 feet** from the corner formed by the intersection of **North Main Street and Willett Avenue** being **Section 142.23, Block No 2, Lot No. 41** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: obtain an area variance for Off Street Loading

Property is located in the C2 Main Street Business District. Per Section 345-14D Schedule of off street truck loading requirements 1 off street loading space for restaurant use is required, applicant proposes 0 therefore a variance for 1 off street loading space is required

New Public Hearing

2. Case No. 2014-0085

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Jose Duarte
8 Oakridge Drive
Port Chester, NY 10573

John B. Colangelo
211 S. Ridge Street
Rye Brook, NY 10573

on the premises No. **8 Oakridge Drive** in the Village of Port Chester, New York, situated on the **Easterly** side of **Oakridge Drive**, **Distant 175 ft.** of the corner formed by the intersection of **Oakridge Drive and Greyrock Road** being **Section 142.60 Block No 2, Lot No. 17** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: legalize elevated patio constructed in the rear yard.

The property is located in the R7 One Family Residential District where the minimum rear yard setback is 30 ft., proposed is 3.2 ft.; therefore a variance of 26.8 ft. is required

and that a public hearing on said application will be held before said Board on the **20th** day of **March** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

New Public Hearing

3. Case No. 2014-0086

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

James and Marjorie Linnin
35 Irenhyl Avenue
Port Chester, NY 10573

on the premises No. **35 Irenhyl Avenue** in the Village of Port Chester, New York, situated on the **North** side of **Irenhyl Avenue** distant **10 feet** from the corner formed by the intersection of **Irenhyl Avenue and Perry Avenue** being **Section 135.76, Block No 2, Lot No. 46** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:
Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: construct a new deck.

Property is located in the R5 One Family Residential District where the rear yard setback is 30 ft. and the minimum (one) side yard setback is 8 ft. Proposed is a rear yard setback of 28 ft. 2 ½ in. and a minimum (one) side yard setback of 5 ft. 1 ½ in.; Therefore a rear yard variance of 1 ft. 9 ½ in. and a side yard setback variance of 2 ft. 10 ½ in. is required

and that a public hearing on said application will be held before said Board on

Zoning Board of Appeals

March 20, 2014

Page 3

the **20th** day of **March, 2014** at **7:00 o'clock** in the evening at the Court Room,
Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Adjourn Meeting to April 17, 2014

**THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3RD
THURSDAY OF EVERY MONTH AT 7:00 O'CLOCK IN THE EVENING IN THE COURT
ROOM, POLICE HEADQUARTERS BUILDING, AT 350 NORTH MAIN STREET, PORT
CHESTER, NEW YORK 10573**