

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
July 16, 2015**

Findings

None

Continued Public Hearing

1. Case # 2015-0119

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

Jose Perez Martinez
23 Riverdale Avenue
Port Chester, NY 10573

On the premises No. **23 Riverdale Avenue** in the Village of Port Chester, New York, situated on the **East** side of **Riverdale Avenue** distant **250 feet** from the corner formed by the intersection of **Putnam Avenue and Riverdale Avenue** being **Section 136.56, Block No 1 Lot No. 43** 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 driveway and one parking space within the required front yard.**

Property is located in the R5, One Family Zoning District.

Accessory off street parking spaces other than those which might be incidentally available within an actual access driveway area shall not be located within a required front yard nor within a required side yard.

Proposed is the construction of a new driveway and one parking space to be located within the required front yard, and therefore a variance to construct a new driveway and permit parking within a required front yard is required

New Public Hearing

2. Case No. 2015-0120

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.

Colley W. Criss
70 Grove Street
Port Chester, New York 10573

on the premises No. **70 Grove Street** in the Village of Port Chester, New York, located in an R2F Building Zone District being section 142.30, Block 1, Lot 5 on the tax assessment map of the Town of Rye, New York

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 the expansion of an existing, non-conforming structure and use. Expansion of garage housing an auto body shop by adding second floor office and storage space.

Off-Street Parking Requirements

Provided 0 Required 5 Variance Yes - 5 spaces

Off-Street Loading Requirements

Provided 0 Required 0 Variance No

Required Variance(s)

Per §345-13 of the Village Code, expansion of a non-conforming use requires a use variance.

Per Schedule §345, Attachment 1B, maximum FAR permitted is .70. The proposal provides an FAR of .92. A variance of .22 FAR is required.

Per Schedule §345, Attachment 1B, the minimum single side yard setback is 8'. The proposal provides a single side yard setback of 1.39'; therefore, a single side yard variance of 6.61' is required.

Per Schedule §345, Attachment 1B, the minimum combined side yard setback is 14'. The proposal provides a combined side yard of 2.68'; therefore, a combined side yard setback variance of 11.32' is required.

Per Schedule §345, Attachment 1B, the minimum permitted rear yard setback is 30'. The proposal provides a rear yard setback of 0.91'; therefore, a rear yard setback variance of 29.09' is required.

Zoning Board of Appeals

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Adjourn Meeting to August 20, 2015

**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**