

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
September 17, 2015**

Findings

1. Case No. 2015-0122 – Findings

**Marilyn Schmehl
15 Linden Street
Port Chester, NY 10573**

**Arena Contracting Inc.
132 Pearl Street
Port Chester, NY 10573**

on the premises No. **15 Linden Street**, being **Section 136.62, Block No 1, Lot No. 69** 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 an elevated patio in rear southwest corner of the dwelling

Property is located in the R7 One family Residential District where the minimum required rear yard property line setback is 30 feet and the minimum required side yard property line setback is 10 feet. Proposed is a rear yard setback of 19.08 feet and a 2.97 feet (1) side yard setback; therefore a minimum rear yard setback variance of 10.92 feet and a minimum (1) side yard variance of 7.03 feet is required

2. Case No. 2015-0123 - Findings

**Kathryn Krzeminski
551 King Street
Port Chester, NY 10573**

on the premises No. **551 King Street**, being **Section 136.54, Block No 1, Lot No. 21** 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 an existing deck.

Property is located in the R7 One family Residential District where the minimum required side yard setback is 10 feet, proposed is a 6 feet, 6 inch (1) side yard setback; therefore a 3 feet, 6 inch side yard setback is required

Continued Public Hearing

3. Case No. 2015-0120 – Continued Public Hearing

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.

Adjourn Meeting to October 15, 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**