

**ZONING BOARD MEETING AGENDA**

**THURSDAY, MARCH 14, 2024 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

**HARRISON, N.Y., WESTCHESTER COUNTY**

**CAL.Z23-036 MARIE & RAY ZEEK** – 1 Bristol Lane, Block 644, Lot 27 – Heard – Closed – Findings being prepared.

**CAL. Z24-001 JOANN SACCO** – 32 High Street, Block 762, Lot 5 – Heard – Closed – Findings being prepared.

**CAL. Z23-035 THOMAS SULLIVAN & PATRICIA FOLEY** – 38 Biltmore Avenue, Block 544, Lot 28 – This property is located in an R-1 Zoning District with 2 front yards (Biltmore Avenue and Purchase Street). Pursuant to the Code of the Town/Village of Harrison §235-26 C. (1) No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed 6 foot 6-inch-high wood fence in the required front adjacent to Purchase Street; *thus, requiring a 2-foot 6-inch height variance.*

**CAL. Z24-002 PETER KALIKOW** – 7 Edgewood Lane, Block 641, Lot 23 – This property is located in an R-2 Zoning District. As per the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations the maximum height of an accessory Structure is 15 feet. The proposed Accessory Structure (Private Art Studio) with a building height of 23 feet; thus, requiring a height variance of 8 feet. *Applicant seeking 1<sup>st</sup> extension of Z22-001 granted 3/10/2022.*

**CAL. Z24-003 MONICA CHIMES** – 1 Rockland Road, Block 1031, Lot 1.1 – This property is located in an R-75 Zoning District with 2 front yards (Rockland Road and Orchard Street). Pursuant to the Code of the Town/Village of Harrison §235-28 A. Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence Districts, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 Districts, and 75 feet in all other districts. This application requires 2 Variances. **1)** The proposed swimming pool with a front yard setback of 52.9 feet from Orchard Street; *thus, requiring a variance of 7.5 feet.* **2)** The proposed swimming pool with have a rear yard setback of 5 feet; *thus, requiring a variance of 5 feet.*