

Amended 8/29/18

ZONING BOARD MEETING AGENDA

THURSDAY, SEPTEMBER 13, 2018 AT 8:00 P.M.,

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.**

- CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE** – 25 Augusta Court, Block 951, Lot 69 – This property is located in an R-1 Zoning District and pursuant to §235-0B of the Table of Dimensional Regulations of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Plans submitted to legalize the wing walls at the driveway entrance has an overall height of 6 feet 11 inches this requiring a variance of 2 feet 11 inches. – **Heard at the July Meeting – Adjourned to September.**
- CAL. Z18-012 WESTCHESTER COUNTRY CLUB** – 99-101 Biltmore Avenue, Block 566, Lot 1 – This property is located in an R-1 Zoning District and pursuant to §235-26 (C) Fences and walls of the Zoning Ordinance of the Town/Village of Harrison. In residence districts: (1) No fence or wall in a required front yard shall have a height greater than four feet. The proposed entry walls at Biltmore Ave and Park Drive North and the entry walls at Belmont Ave are indicated to have a height of 6 feet and 4.5 feet, thus requiring a variance of 2 feet and .5 feet. – **Not Heard at the July Meeting – Adjourned to September.**
- CAL. Z18-014 THOMAS & KRISTEN HAYNES** – 18 Glendale Road, Block 312, Lot 21 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regards to the lot area, front, side and rear yard setbacks and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the application requires 4 Variances. **1:** The maximum lot coverage is 15%, the proposed lot coverage is 21.9%, thus requiring a variance of 6.9%. **2:** The minimum side yard setback is 20 feet; the proposed side yard setback is 11 feet, thus requiring a variance of 9 feet. **3:** The minimum total of both side yard setbacks is 40 feet; the proposed total of both setbacks of 23.18 feet, thus requiring a variance of 16.82 feet. **4:** The minimum rear yard setback is 50 feet; the proposed rear yard setback is 36.33 feet, thus requiring a variance of 13.67 feet. – **Heard at the July Meeting – Adjourned to September.**
- CAL. Z18-016 WESTCHESTER AVENUE ASSOCIATES, LLC** – 3000-3040 Westchester Avenue, Block 602, Lot 2. This property is located in a SB-0 Zoning District. Applicant is seeking a second extension of a previously granted variance Z16-001 dated 9/9/16.
- CAL. Z18-017 JOHN & ROSANNE EKLUND** – 39 Elmwood Avenue, Block 825, Lot 14 – This property is located in a B Zoning District and pursuant to §235-18.B.(3) of the Zoning Ordinance of the Town/Village of Harrison. Accessory off-street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located within any front yard or required side yard or within 10 feet from any property line in a required rear yard. The proposed parking area in the side yard setback thus requires a variance.
- CAL. Z18-018 RANA & KATHRYN MITRA** – 41 Bellain Avenue, Block 284, Lot 38 – This property is located in an R-75 Zoning District. The property is legally existing and non-conforming with regards to the rear yard setback. Pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum rear yard setback is 25 feet, the proposed rear yard setback of 15.5 feet for the wood deck /platform thus requiring a variance of 9.5 feet.
- CAL. Z18-019 ANNA SCAVONE** – 116 Gainsborg Avenue, Block 849, Lot 28 – This property is located in a B Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison, accessory structures require a 5 foot setback from the side and rear yard property lines. The detached garage encroaches into the side yard 4 feet 6 inches, thus requiring a 6 inch variance and encroaches into the rear yard setback 3 feet 6 inches, thus requiring a 1 foot 6 inch variance.

CAL. Z18-020 JOHN ROBINSON – 253 Park Avenue, Block 994, Lot 69 – This property is located in an R-1/3 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations the side yard setback is 15feet. The proposed addition reduces the side yard setback to 6 feet 6 inches, thus requiring a variance of 8 feet 6 inches.

CAL. Z18-021 JOANNE NOONE – 5 Avondale Road, Block 288, Lot 7 – This property is located in an R-75 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison the rear yard setback is 25 feet. The existing deck reduces the rear yard setback to 24 feet thus requiring a variance of 12 inches.