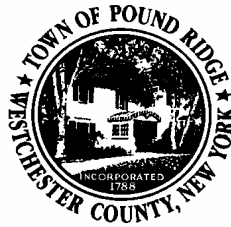


Town of Pound Ridge

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Zoning Board of Appeals

POUND RIDGE ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Please be advised that on Wednesday, September 18, 2013, the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following applications:

WILLIAM CORRY PRIME, 59 Indian Hill Road, Pound Ridge, NY, also known as Block 9820, Lot 129. Application for approval to construct a one-car garage addition with a stone terrace and entry stairs that is proposed to be located 51' 1¼" from the front property line and 36' 1½" from the side property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback and a 50' side yard setback are required in an R-3A zoning district. Therefore, an 8'10" front yard variance and a 13'10" side yard variance are requested.

MICHAEL O'BRIEN, 145 High Ridge Road, Pound Ridge, NY, also known as Block 9453, Lot 52. Application for approval to construct a 30' x 30' detached garage structure on the property that is proposed to be located 42'6" from the front property line and 33'6" from the side property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback and a 50' side yard setback are required in an R-2A zoning district. Therefore, a 17'6" front yard variance and a 16'6" side yard variance are requested.

EDWARD SCHEETZ, 85 Fancher Road, Pound Ridge, NY, also known as Block 9454, Lot 28.1.

Application to construct a two-car attached garage and mudroom that is proposed to be located 31' from the front property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback is required in an R-2A zoning district. Therefore, a 29' front yard variance is requested.

Application to construct a 20' x 40' inground swimming pool that is proposed to be located 31'9" from the front property line. According to Section 113-36 of the Code of the Town of Pound Ridge, a 50' setback is required from all property lines for swimming pools. Therefore, an 18'3" front yard variance is requested.

BRUCE AND CHRISTINE CHURCHILL, 210 Trinity Pass, Pound Ridge, NY, also known as Block 9820, Lot 49. Application for approval to install two condensing units and pads that are proposed to be 5' from the front property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback is required in an R-3A zoning district. Therefore, a 55' front yard variance is requested for each of the two pads and condensing units.

The meeting will be conducted at the Pound Ridge Town House, 179 Westchester Avenue at 7:30 p.m. All interested parties may then be heard. For a complete agenda of hearings to be held on that date, consult our website at townofpoundridge.com.

Respectfully submitted,

Karen B. Taft, Administrator
Zoning Board of Appeals