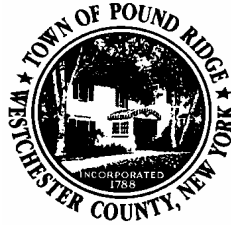


Town of Pound Ridge

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Zoning Board of Appeals

POUND RIDGE ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Please be advised that on Wednesday, April 30, 2014, the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following application:

MARGARET QUIGLEY, 17 Salem Road, Pound Ridge, NY, also known as Block 9820, Lot 40. Application for approval to construct an exterior stair addition to the existing single family residence, a new detached garage/shed and a reconstructed outbuilding (on existing footprint) on the premises. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard variance and a 50' side yard variance are required in an R-2A zoning district.

The proposed house exterior stair addition is proposed to be located 15' from the side property line which requires a 35' side yard variance.

The proposed garage is proposed to be located 10'7" from the front property line and 10'5" from the side property line, which requires a 49'5" front yard variance and a 39'7" side yard variance.

The proposed work to the pre-existing nonconforming out building consists of its demolition and reconstruction from the ground up. The replacement structure is proposed to be located 40'4" from the side property line, which requires a 9'8" side yard variance.

All of these encroachments will require an area variance. It should be noted that the existing structures are legal nonconforming. Further the application has been submitted to the Landmarks Commission for review. A Water Control Permit will be required for all the work listed above.

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