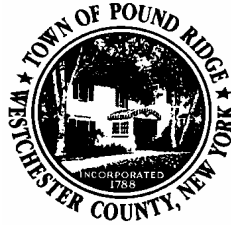


Town of Pound Ridge

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Zoning Board of Appeals

POUND RIDGE ZONING BOARD OF APPEALS

Meeting of Wednesday, May 21, 2014

Please be advised that on Wednesday, May 21, 2014 at 7:30 p.m., the Pound Ridge Zoning Board of Appeals will conduct a meeting on the following applications:

KKPR, LLC, for The Inn at Pound Ridge, located at 258 Westchester Avenue, Pound Ridge, NY, also known as Block 9816, Lot 50. Application for approval to construct an 8' wood fence along the northerly property line. Section 113-38 A (4) (c) [5] of the Code of the Town of Pound Ridge limits the height of wood fences located on a side property line to 6'. Therefore, the proposed fence will require a variance of 2'. Additionally, this fence will require a Certificate of Appropriateness from the Landmarks Commission.

CONTINUED PUBLIC HEARING:

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 and a new detached garage/shed on the premises. 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.

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 on the front property line, and 7'5" from the side property line, which requires a 60' front yard variance and a 42'7" side yard variance.

It should be noted that the existing structures on the property are legal nonconforming. An application has been submitted to the Landmarks Commission for review, and a Water Control Permit will be required for the work listed above. In addition, Planning Board review is also required for activity in the vegetative buffer area.

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.

Respectfully submitted,
Karen B. Taft, Zoning Board of Appeals