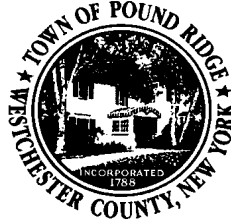


Town of Pound Ridge

Tel.: 914-764-5511

Fax: 914-764-0102

Les Maron, Chairman
Larry Brotmann
Rob Knorr
AnnMarie Fusco
Tom Smith



John Loveless, Deputy Town Attorney

Zoning Board of Appeals

POUND RIDGE ZONING BOARD OF APPEALS Meeting of Wednesday, June 17, 2015

Please be advised that on Wednesday, June 17, 2015 at 7:30 p.m., the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following applications:

EDWARD K. KLEINER, FAMILY TRUST, 79 Westchester Avenue, Pound Ridge, NY, also known as Block 9454, Lot 8. The application for approval to construct a single story addition to the rear of the existing commercial structure is disapproved on the following grounds: The proposed addition is located outside the PB-A zoning district approved building area as required by the Code of the Town of Pound Ridge, Sections 113-6G, 113-46B, 113-37 Bulk Regulations and Planned Business "A" Building Area map.

STEPHANI COOK AND ROBERT WALSH, 27 Salem Road, Pound Ridge, NY, also known as Block 10051, Lot 24. Application for approval to construct a 3'6" x 28'10" second floor balcony with two leg supports to grade. According to Section 113-37 of the Code of the Town of Pound Ridge "Schedule of Bulk Regulations", a 60' front yard setback is required in an R-2A zoning district. Since the addition is proposed to be located 50'2" from the front property line, a 9'10" front yard variance is requested.

JOHN W. MORRIS III AND CRISTINE MORRIS, 64 High Ridge Road, Pound Ridge, NY, also known as Block 9316, Lot 51. Application for approval to construct a one story wood frame mudroom addition to the existing nonconforming residence located on a nonconforming lot. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback and a 50' rear yard setback are required in an R-2A zoning district. The mudroom is proposed to be located 52' from the front property line and would require an 8' front yard variance. The rear of the proposed mudroom is to be located 4' from the rear property line and would require a 46' rear yard variance. The rear yard setback of 4' represents an increase of nonconformity of 1.7'.

Plans are available for review in the Zoning Office. 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, Administrator