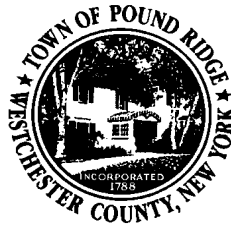


# Town of Pound Ridge

Tel.: 914-764-5511  
Fax: 914-764-0102

Les Maron, Chairman  
Larry Brotmann  
AnnMarie Fusco  
Lisa F. Smith  
Tom Smith

John Loveless, Esq.



## Zoning Board of Appeals

### **POUND RIDGE ZONING BOARD OF APPEALS MEETING AGENDA Wednesday, September 26, 2018 - 7:00 p.m.**

#### **Adoption of Minutes From The Meeting of February 21, 2018**

**JAMES H. OERTLE**, 249 Stone Hill Road, Pound Ridge, NY, also known as Block 9817, Lot 7.11. Application for approval to install a back up generator and propane tank that would be located 13' from the side property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 50' rear yard setback is required in an R-3A zoning district. Therefore, a 37' side yard variance is requested.

**WENDY REINGOLD & CARL WEINBERG**, 52 West Lane, Pound Ridge, NY, also known as Block 9452, Lot 86. Application for approval to install a 22Kw generator that would be located 25' from the side property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 50' side yard setback is required in an R-2A zoning district. Therefore, a 25' side yard variance is requested.

**JAMES & NICOLA STEPHENSON**, 333 Pine Brook Road, Pound Ridge, NY, also known as Block 9450, Lot 8. Application for approval to 1) Expand the existing nonconforming residence and a porch addition that would be located 7'6" from the front property line and 43' from the side property line, 2) Convert an existing shed into a pool house with a bathroom addition that would be located 36'6" from the front property line, and 3) Expand the existing swimming pool to 48' from the rear property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback, 50' side yard setback, and 50' rear yard setback for swimming pools is required in an R-3A zoning district.

The following variances will be required in order to approve this application:

1. Front yard variance of 52'6", and side yard variance of 7' for the main residence.
2. Front yard variance of 23'6" for the pool house conversion and bathroom addition.
3. Rear yard variance of 2' for the swimming pool expansion.