

POUND RIDGE ZONING BOARD OF APPEALS
Wednesday, March 15, 2023 at 7:00 pm

Adoption of Minutes from January 18, 2023

Dana Worlock, 56 Salem Road, Pound Ridge, NY, also known as Block 9817, Lot 23, Zone R2-A. The application for approval to convert an existing accessory structure into an accessory dwelling unit is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 50' side yard setback and a 50' rear yard setback. The existing structure is located 15'7" from the rear yard and 43'9" from the side yard line. Section 113-39 C (1) of the Code of the Town of Pound Ridge requires that any "accessory building," which is proposed for use as an "accessory apartment," shall comply in all respects with applicable building codes and setback standards for the "district" in which it is located. In order for this application to move forward, it will require relief from 113-39 C (1) and a 6'3" side yard variance, as well as a 34'5" rear yard variance. Note: In addition to the variances listed, a Planning Board approval will be required.

Christopher Hayes, 8 South Bedford Road, Pound Ridge, NY, also known as Block 9317, Lot 30, Zone R3-A. The application for approval to install a whole house generator 25' from the rear property line and 35' from the side line is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 75' rear yard setback and a 50' side yard setback. In order for this application to move forward, a 50' rear yard and a 15' side yard variance will be required.