

VILLAGE OF PELHAM

INTEROFFICE MEMORANDUM

To: Zoning Board of Appeals
From: Debbie DelGrosso
Date: June 10, 2016
Re: Agenda Wednesday June 29, 2016

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The following item is on the agenda for Wednesday night at 7:30 PM

1. Pierre-Paul Laroche, 128 6th St.
Permit to construct
2. Phillip Pierce, 106 Monterey Ave.
Permit to construct

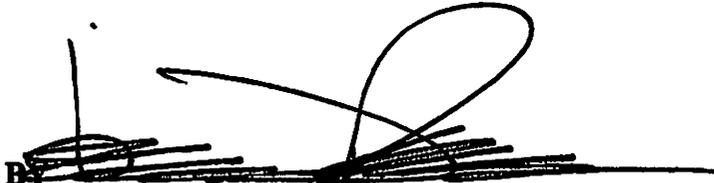
VILLAGE OF PELHAM
195 SPARKS AVENUE
PELHAM, NY 10803

OBJECTION SHEET

STREET ADDRESS 128 6th Street
SEC 1 BLOCK 135 LOT 6
PARCEL ID # 164.21-1-26
DISAPPROVED ON May 3, 2016

A PERMIT TO CONSTRUCT A NEW REAR PORCH AND STAIRWAY TO A NEW REAR ENTRY ON THE SECOND FLOOR OF THE 2 FAMILY RESIDENCE CANNOT BE ISSUED AS IT WOULD VIOLATE THE VILLAGE OF PELHAM ZONING CODE CHAPTER 98 ARTICLE VIII SECTION 98-44 B (1) IN THAT THE PLANS SHOW A PROPOSED SIDE YARD SET BACK 2.1 FT FOR THE REAR PORCH WHERE 6 FT IS REQUIRED. ADDITIONALLY THE PROPOSED REAR YARD SETBACK FOR THE PORCH AND STAIRWAY SHOWN IS 20 FT WHERE 25 FT REAR YARD SETBACK IS REQUIRED FOR BOTH REAR PORCH AND STAIRWAY.

A VARIANCE MUST BE GRANTED BY THE VILLAGE OF PELHAM ZONING BOARD OF APPEALS BEFORE A PERMIT TO CONSTRUCT THE PORCH AND STAIRWAY CAN BE ISSUED.

BY  DATE 5.3.2016
Leonard M. Russo, Building Inspector

NOTE: all applications to ZBA must be submitted by 12 noon on the closing date of the agenda please check land use boards schedule for the year 2016 for all ZBA deadline dates

VILLAGE OF PELHAM
195 SPARKS AVENUE
PELHAM, NY 10803

OBJECTION SHEET

STREET ADDRESS 106 Monterey Ave
SEC 2 BLOCK 212 LOT 1
PARCEL ID # 164.451-37
DISAPPROVED ON 4-5-2016 Amended 5-3-2016

A BUILDING PERMIT TO EXTEND THE SECOND FLOOR IN 3 AREAS CANNOT BE ISSUED AS IT WOULD VIOLATE THE VILLAGE OF PELHAM ZONING CODE IN THE FOLLOWING SECTIONS. A PERMIT FOR AN EXTENSION OF THE SECOND FLOOR AT THE FRONT OF THE BLDG OVER THE EXISTING GARAGE AND THE EXTENSION OF THE BUILDING AT THE FRONT ENTRY AREA ON THE FIRST FLOOR AND ABOVE ON THE SECOND FLOOR CANNOT BE ISSUED BECAUSE THEY WOULD VIOLATE THE VILLAGE OF PELHAM ZONING CODE ARTICLE IV CHAPTER 98 SECTION 98-16 (A) FRONT YARD SET BACK IN THAT THE PROPOSED FRONT YARD SET BACK IS 25 FT WHERE 30 FEET IS REQUIRED. THE EXTENSION OF THE GARAGE ALSO VIOLATES ARTICLE IV CHAPTER 98 SECTION 98-16 (B) SIDE YARD SET BACK, AS THE PROPOSED SIDE YARD SET BACK IS SHOWN AT 2' - 10 3/4 " FT WHERE 10 FT IS REQUIRED.

A PERMIT FOR THE PROPOSED 2ND STORY ADDITION AT THE REAR OF THE GARAGE CANNOT BE ISSUED BECAUSE IT WOULD VIOLATE THE VILLAGE OF PELHAM ZONING CODE ARTICLE IV CHAPTER 98 SECTION 98-16 (B) IN THAT THE PROPOSED MINIMUM SIDEYARD SETBACK IS 2'-10 3/4 FT WHERE 10 FT IS REQUIRED.

VARIANCES MUST BE GRANTED BY THE VILLAGE OF PELHAM ZONING BOARD OF APPEALS BEFORE A BUILDING PERMIT CAN BE ISSUED.

BY 
Leonard M. Russo, Building Inspector

DATE 5-3-2016
originally 4-5-2016

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