

# VILLAGE OF PELHAM

## Zoning Board of Appeals

Braulio Marrero  
56 Maple Avenue  
Pelham, New York 10803  
Parcel 158.68-1-29

October 28, 2015

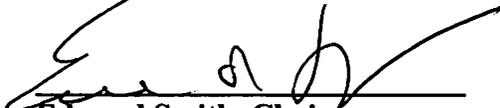
**PRESENT:** Chairman Smith, Messrs. Shirreffs, Brown, Diffley, & Hartmere  
Deputy Clerk Deborah DelGrosso, Attorney Robert G. Wise & Building  
Inspector Leonard Russo.

The Applicant sought a variance from the provisions of Section 98-30 A. to allow the construction of an addition to his home which would have a 19.4 foot front yard setback where the Zoning Code requires a minimum front yard setback of 20 feet. Mr. Smith asked the Board to make a motion regarding the environmental impact of the proposed variance. Mr. Diffley made a motion that the proposed variance had no environmental impact. The motion was seconded by Mr. Hartmere and unanimously approved.

Mr. Marrero and Michael Reape, from the office of Justin Maneri, Mr. Marrero's architect was present on behalf of the application. Mr. Reape told the Board Mr. Marrero wished to change the pitch of the roof over the area from a flat roof, where Mr. Marrero had experienced many leaks, to a pitched roof. He also wanted to construct a bathroom and closet. Mr. Reape said the eve would match the existing roof. In response to Mr. Smith's inquiry Mr. Reape said the 7.2 inch variance was needed because the eve overhang was being changed. He further noted the face of the residence was not changing. Mr. Smith then said in his opinion the variance would not result in a substantial change in the residence and would not adversely impact on the neighborhood.

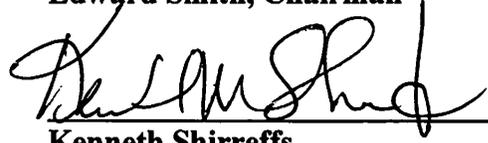
Mr. Shirreffs made a motion that the variance be granted as requested. Mr. Diffley seconded the motion. The motion was unanimously approved.

**VILLAGE OF PELHAM  
ZONING BOARD OF APPEALS**



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**Edward Smith, Chairman**



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**Kenneth Shirreffs**



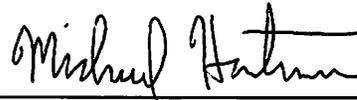
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**David Brown**



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**Bryan Diffley**



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**Michael Hartmere**