VILLAGE OF PELHAM

Zoning Board of Appeals

Brenna Barlow
302 Cliff Avenue
Pelham, New York 10803
Parcel 163.68-2-49

June 24, 2015

PRESENT: Chairman Smith, Messrs. Shirreffs, Diffley, Hartmere,
Attorney Robert G. Wise & Building Inspector Leonard Russo
Not Present: David Brown, Deputy Clerk Debra DelGrosso

The applicant sought a variance to construct a parking space in the front yard of his home which will have a front yard setback of less than ten feet where Section 98-16 A. of the Zoning Code requires a front yard setback of 30 feet. Mr. Diffley made a motion that for determination that the application would not have a negative environmental impact. The motion was seconded by Mr. Shirreffs and unanimously approved.

Gregory Barlow and his landscape designer, Cynthia Brown, were present in support othe application. Ms. Brown told the Board that when the Colonial School was in session teachers from the School park on his end of the narrow block, making difficult to back out of his driveway. Installing an additional parking space would alleviate the problem. Mr. Smith asked why granting the variance might alleviate a problem and noted it would also set a precedent regarding the installation of parking spaces in the front yards of residences. Mr. Smith then listed the five factors to be considered in deciding an application for a variance. Since the applicant bought the home with the current driveway configuration, and therefore the problem was self-created. He also said there might be other ways to resolve the problem. He also said the variance requested was substantial.

Mr. Smith asked the Board if there were any questions or concerns. He also noted that in his opinion that allowing the variance would not be a detriment to the neighborhood.

Mr. Sherriffs made a motion the Variance be granted as requested. Mr. Hartmere seconded the motion. The vote was four against and none in favor. The application was therefore denied.

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