

**VILLAGE OF PELHAM**  
**INTEROFFICE MEMORANDUM**

**To: Zoning Board of Appeals**  
**From: Debbie DelGrosso**  
**Date: February 1, 2018**  
**Re: Agenda Wednesday February 28, 2018**

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

1. Sandro and Sally Cardozo 42 1St Ave.  
Permit to construct

VILLAGE OF PELHAM  
195 SPARKS AVENUE  
PELHAM, NY 10803  
**OBJECTION SHEET**

STREET ADDRESS 42 1<sup>st</sup> Ave  
SEC 1 BLOCK 183 LOT 8  
PARCEL ID # 163.35-1-10  
DISAPPROVED ON 2/15/18

A Building Permit to construct an addition to the above referenced house cannot be issued in that it would violate certain sections of the Village of Pelham zoning code chapter 98 as follows:

1. The existing building having 3 families is a non-conforming "multifamily buildings" as defined in chapter 98, Article II definitions of multi family building. A multi family building is not a permitted use in the B-2 residence district, and that the expansion of the non-conforming use would violate 98 Article XVIII non-conforming buildings and uses section 98-120 in that a non-conforming use of the multi family cannot be "extended" to any portion of the existing building or land not so occupied.
2. The proposed plans show a proposed floor are ratio of 87.5% where a maximum FAR of 45% is allowed. This violates chapter 98 Article XVI section 98-108.2. Maximum residential FAR for the B-2 residence district schedule.

The existing conditions of the property are pre-existing non-conforming as it exists on a 25'X100' lot having a side yard setback of 1.6' and 2.1' on either sides where a 6' minimum and an aggregate side yard set back of 16' is required.

The foregoing objections to the proposed addition must obtain a variance for the Village of Pelham Zoning Board of Appeals before a building permit can be issued.

BY  DATE 2/15/18  
Joseph C. Senerchia, 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 2017 for all ZBA deadline dates