

# VILLAGE OF PELHAM

## PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pelham will hold a public hearing at the Village Hall at 195 Sparks Avenue on the twenty-eighth day of February of 2018 at 7:30 p.m. of that day or as soon thereafter as each matter can be heard on the following applications for and Special Permits:

1. Application of Sally and Sandro Cardozo for variances from the the provisions of Sections 98-120, and 98-108.2. The Applicant proposes to construct an addition to an existing three family residence which is located in an B-2 Residence District which does not allow three family residences. It is pre-existing non-conforming structure and Section 98-120 provides that a nonconforming structure cannot be extended or modified unless the use thereof is changed to a conforming use. Section 98-108.2 requires that the floor area ratio ("FAR") for a residential structure in a B-2 Residential District not exceed 45%. The current FAR for the residence is 84% while the plans submitted by the Applicant for the addition to their residence have a FAR of 87.5%. Existing non-conforming elements of the residence are a 25 foot by 100 foot lot where minimum lot size is 50 feet by 100 and side yard setbacks of 1.6 feet and 2.1 feet where the minimum side yard requirements are 6 feet and the minimum aggregate side yard required is 16 feet. The Applicants residence is located at 42 First Avenue and more particularly described as Parcel 163.35-1-10 on the Tax Map of the Town of Pelham.

Dated: Pelham, New York  
February 18 , 2018

Terri Rouke,  
Clerk