

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA DECEMBER 12, 2024, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

- Z-24-43** **Jonathon Villani (Applicant) for Wilson Lu (Owner) of premises located at 68 ALLISON LN, THORNWOOD, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/107.13-1-14.
Proposed application is for the legalization of an existing pergola in the rear yard of an existing single-family dwelling on a legal standard parcel (.93 Acres) in the R-40 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Minimum Distance to Main Structure	20 Ft.	6.4 Ft.	6.4 Ft.	13.6 Ft.

- Z-24-44** **Martin Brooks owner of premises located at 430 MARIETTA AVE, HAWTHORNE, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.6-5-32. Proposed 6-foot-high fence in the rear corner of an existing single-family property on a legal parcel (10,018 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Side Yard Setback	4 Ft.	N/A	6 Ft.	2 Ft.

- Z-24-45** **Robert Meyer, owner of premises located at 496 OLD CHAPPAQUA RD, BRIARCLIFF MANOR, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/98.7-1-13. Proposed detached carport on a legal standard parcel (51,684 Square Feet) in the R-40 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Side Yard Setback	25 Ft.	N/A	6 Ft.	19 Ft.
2. Rear Yard Setback	50 Ft.	N/A	30 Ft.	20 Ft.

- Z-24-46** **Jorge Beale owner of premises located at 121 PHILIP PL, HAWTHORNE, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/111.20-1-68. Proposed new front portico on a legal standard parcel (20,018 Square Feet) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	50 Ft.	51 Ft.	46.16 Ft.	3.84 Ft.

INSPECTION MEETING WILL BE HELD ON
DECEMBER 7, 2024
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.