

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA JANUARY 9, 2025, 7:00 PM

CONTINUING 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 107.13-1-14. The 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.	12 Ft.	8 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 98.7-1-13. The application is for a 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	11 Ft.	14 Ft.
2. Rear Yard Setback	50 Ft.	N/A	30 Ft.	20 Ft.

NEW APPLICATIONS:

Z-24-48 William Foster owner of premises located at 170 MANHATTAN AVE, HAWTHORNE, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.14-5-38. The application is for a proposed 8-foot-high retaining wall on a legal parcel (10,000 Square Feet) in the R10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Maximum Fence/Wall Height	4 Ft.	N/A	8 Ft.	4 Ft.

Z-24-50 Lauren Santucci (Owner) of premises located at 1 WALL AVE, VALHALLA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.11-4-60. The application is seeking approval to remove an existing deck, construct a new deck to an existing single-family dwelling, on a legal sub-standard parcel (8,710 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	12 Ft.	7.16 Ft.	7.16 Ft.	4.84 Ft.

INSPECTION MEETING WILL BE HELD ON
January 4, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.