

Revised 3/1/10

TOWN OF BEDFORD

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AGENDA

BEDFORD ZONING BOARD OF APPEALS

425 Cherry Street – 2nd Floor Conference Room

Bedford Hills, New York 10507

WEDNESDAY, March 3, 2010

7:30 P.M.

Minutes: December 2, 2009, February 3, 2010

NEW APPLICATIONS:

1. Ryan and Sarah Becker, 11 Grandview Avenue, Katonah, New York 10536. Section 49.18 Block 4 Lot 3, R-1/2 Acre Zoning District. The applicants request a variance of the Town of Bedford Ordinance to permit the demolition of a deteriorated pre-existing, non-conforming metal shed on an existing concrete pad and construction of a new wood shed on the same existing concrete pad resulting in a rear yard setback of 26.8 feet where 50 feet is required in the R-1/2 Acre Zoning District. Article III Section 125-11

2. Brian and Carolyn Rooney, 96 Millertown Road, Bedford, New York 10506. Section 74.19 Block 1 Lot 22, R-1 Acre Zoning District. The applicants request a variance of the Town of Bedford Ordinance to permit an already-installed 6-foot high deer fence located less than 10 feet behind an existing stone wall on the front property line as a replacement of a pre-existing, non-conforming 6-foot high fence resulting in a fence height of 6 feet where a fence cannot exceed 4 feet in height in the front yard. Article III Section 125-15A(1) and (3)(g)

3. Susan and David Howell, 333 Hook Road, Katonah, New York 10536. Section 61.19 Block 1 Lot 7, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Ordinance to permit (1) an already installed solid board fence on top of a stone wall resulting in a wall height of 4' 0" above grade and a fence height of 3' 2" above the wall for a total fence height of 7' 2" at its highest point where 4' 0" is permitted when the fence is located less than 20 feet from the front property line; (2) The 7' 2" height does not include the posts which extend 5" above the top rail of the fence bringing the height of the fence with posts and the height of the gate to 7' 7" at its highest point; (3) 7-foot high stone posts located 15 feet from the front property line where 4 feet is permitted when the posts are located less than 20 from the front property line. Article III Section 125-15 A. (1) (b)

4. Susan and David Howell, 333 Hook Road, Katonah, New York 10536. Section 61.19 Block 1 Lot 7, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Ordinance to permit the construction of a 2-story addition expanding the existing den on the first floor and creating a new master bathroom on the second floor resulting in front yard setback of 42.5 feet where 75 feet is required in the Residential 4-Acre Zoning District where the existing residence has a pre-existing, non-conforming front yard setback of 13.24 feet where 75 feet is required. Article III Section 125-11

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5. Kevin Brenner, 362 Adams Street, Bedford Hills, New York 10507. Section 60.11 Block 3 Lot 12, LI Zoning District. The applicant requests a variance of the Town of Bedford Ordinance to permit an already constructed 14'2" x 40' 5' Wood Frame Storage Shed, 8.5 feet high resulting in a side yard setback of 4.4 feet where 15 feet is required in the Light Industrial Zoning District.
Article V Section 125-50