

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

THURSDAY September 11, 2008

NEW APPLICATIONS:

1. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of a new main single-family residence on an existing tax lot resulting in four residences on one tax lot (main residence, existing residence, caretaker's residence and stable with apartment.)

Article III Section 125-12A

2. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the installation of plumbing consisting of a kitchen on the second floor of the main residence.

Article I Section 125-3 Definition of Studio

3. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of a new single-family residence resulting in parapet heights of 43 feet and 47 feet 3 inches where the maximum exposed building elevation for principal buildings is 40 feet.

Article III Section 125-30

4. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of a new pool house with skylight where the new skylight will cover 16% of the roof area where the Town Code limits skylight coverage to no greater than 10% of roof area.

Article III Section 125-20(B)

5. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of a secondary garage with skylight where the new skylight will cover 20% of the roof area where the Town Code limits skylight coverage to no greater than 10% of roof area.

Article III Section 125-20(B)

6. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the installation of plumbing in an accessory structure (stables) consisting of a toilet and washroom where plumbing is not permitted

Article I Section 125-3 Definition of Studio

7. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the installation of plumbing in an accessory structure (barn) on the first floor consisting of a kitchenette, bathroom and laundry where plumbing is not permitted

Article I Section 125-3 Definition of Studio

8. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the installation of plumbing in an accessory structure (potting shed) consisting of a sink where plumbing is not permitted

Article I Section 125-3 Definition of Studio

9. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of a barn where the second floor is to be used as an accessory apartment for a groom's apartment comprising 2000 square feet where 1. accessory apartments are permitted in an existing single-family dwelling, but not in an accessory structure, which is a variance of Article VIII Section 125-79(B); and 2. accessory apartments are not permitted until five years after the construction of the entire structure, including all additional and all accessory structures, which is a variance of Article VIII Section 125-79(B)(1); and 3. accessory apartments shall contain not more than 800 square feet of gross floor area and shall not exceed 25% of the total floor area of the principal residence structure; which is a variance of Article VIII Section 125-79(B)(8)

10. Nigel and Ayodele Hart, 731 Cross River Road, Katonah, New York 10536. Section 51.13 Block 1 Lot 1 and Lot 2, R-4 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of an indoor tennis court with bathroom as an accessory structure resulting in 1. ground floor area of 10,500 square feet or 0.6% of the total lot area (41.532 acres or 1,809,133.92 square feet of the property resulting in the proposed tennis court exceeding the maximum permitted ground floor area on this parcel where 0.5% or 9,045.67 square feet of the total lot area is permitted in the Residential 4-Acre District, which is a variance of Article III Section 27D(2); 2. installation of plumbing in an accessory structure (indoor tennis court) where plumbing is not permitted, which is a variance of Article I Section 125-3 Definition of Studio