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**ZONING BOARD OF APPEALS FACT SHEET**

ZBA Member Assigned: **Chin**

CASE NO.: 2018-19

Name of Applicant: **Brandon & Shanae Briggs**  
Owner: **Same**  
Address of property: **3186 Lexington Ave, Mohegan Lake, NY**  
SBL: **Section 24.11 Block 2 Lot 45**  
Prior ZBA Case No.: **NA**  
Zone: **R-40**  
Lot Size: **10,015 sq. ft. (or 0.23 Acres)**

**Request:** Existing house is not compliant with the front yard setback as the house is too close to Lexington Ave. The proposed deck is located on the side of the house and will also require a front yard setback variance. The request does not comply with the Cortlandt Zoning Code Chapter 307-17 Table of Dimensional Regulations – Front Yard setback.

**Staff Comments:**

The office of Code Administration and Enforcement denied a request for a building permit on August 2, 2018 for a new 15' X 20'6" deck at the residence. The proposed deck is not compliant with Town Code with respect to front yard setback. The applicant is requesting a front yard variance. The requested variance does not make the existing non-conformity any greater.

	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
<b>Front Yard Variance</b>	<b>50'</b>	<b>29.93'</b>	<b>23.07'</b>

**SEQR: TYPE II – No further compliance required**

Map from WebGIS:



Google Street View:



# 3182 Lexington Ave



Image capture: Sep 2017 © 2018 Google

Mohegan Lake, New York



Street View - Sep 2017



