

**Zoning Board of Appeals**  
**15<sup>th</sup> Agenda**  
**September 4<sup>th</sup>, 2025**

**PUBLIC HEARING**

**Request of Erickson Hernandez – 39 Nordica Circle – App. #25-04 (Area variance)**

**Residential Addition - proposed two-story addition to existing single-family residence**

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II  
Use group h.1, column 6, Required rear setback:  
Minimum rear yard setback required = 35’  
Existing rear yard setback = 42.3’  
Proposed rear yard setback = 15’  
Rear yard setback variance required = 20’

<b>Section: 15.04</b>	<b>Block: 5</b>	<b>Lot: 57</b>	<b>Zone: R1</b>
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**NEW APPLICATION**

**Request of Neru Mehrotra – 6 Pierce Dr – App. #25-06 (Use Variance)**

**Residential Alteration - add small kitchenette in basement level**

Town of Stony Point Zoning Code section 215-9 Compliance Required  
F. No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector finds that the use shall conform to the standards set forth in this chapter.

<b>Section: 14.04</b>	<b>Block: 4</b>	<b>Lot: 22</b>	<b>Zone: RR</b>
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**Request of Keith Murdock – 4 Gilmore Dr – App. #25-07 (Use Variance)**

**Residential Alteration - Convert and expand existing open deck to a closed sunroom 9' x 18'**

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II Table of Bulk Requirements, use group h.1, column 5, Required side setback / total side setback:  
Minimum side yard setback required = 15’ / 40’  
Existing side yard setback = 10.6’\* / 33.8  
Proposed side yard setback = 10.6’\* / 26.1’  
Side yard setback variance required = pre-existing\* / 13.9’ (total combined)  
\* pre-existing nonconforming condition. No proposal to increase nonconformity.

<b>Section: 15.02</b>	<b>Block: 3</b>	<b>Lot: 36</b>	<b>Zone: R1</b>
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**OTHER MATTERS**

Review the minutes of the following meetings:

**July 17<sup>th</sup>, 2025**

**\*\* Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. \*\***