

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, MARCH 15, 2012 - 7:00 PM

NEW BUSINESS

- 1.) The application of Robert & Karen Rapone, owners, for an area variance at 654 Parma Center Road. The applicants are requesting that the farm stand in their front yard be allowed to stay in place at a front setback of eight feet and are requesting relief from Town Zoning Article 5, subsection 165-31.B.c which states in part that permanent buildings used to sell farm products must comply with principal setbacks. The minimum setback is 75 feet from the road right of way. This property is currently zoned Agricultural/Conservation (AC).
- 2.) The application of Marciano Chinappi, owner, for an expansion of a nonconforming structure and five area variances at 12 Hamlin Parma Town Line Road. The applicant is proposing a second story addition over the existing home with a side setback from the southerly property line of 2.8 feet and a front setback of 52 feet from the road right of way. The existing home has a front setback of 33.6 feet. Applicant is also proposing to construct an accessory storage shed with a rear setback of 2 feet and a side setback from the northerly property line of 2 feet and is requesting relief from Town Zoning schedule 1 which requires a side and rear setback of 10 feet. Applicant is also requesting relief from schedule 1 which limits the maximum building coverage on a lot to 30 percent. Proposed lot coverage is 34 percent. This property is currently zoned Waterfront Residential (WF).
- 3.) The application of Michael & Linda Kirchgessner, owners, for area variances at 26 Delavergne Drive. The applicants are proposing to demolish an existing 20 feet by 50 feet garage and construct a new 20 feet by 50 feet garage in the same location with a front setback of 18 feet from the road right of way and a side setback of three feet from the westerly property line. The applicants are requesting relief from Town Zoning Article 5, subsection 165-35.C.2 which requires a principal structure on the parcel and limits the accessory structure to 400 square feet, subsection 165-35.C.7 which requires a minimum 25 feet front setback and ten feet side setback and schedule 1 which also requires a ten feet side setback. This property is currently zoned Waterfront Residential (WF).
- 4.) The application of Michael Eisele, owner, for a Special Permit to operate a Home Business at 190 Ogden Parma Town Line Road repairing lawn & garden equipment. The applicant is also requesting relief from Town Zoning Article 9, subsection 165-79.1.F which does not allow outside storage of materials used in the Home Business. This property is currently zoned Medium Density Residential (MD).

TABLED FROM THE FEBRUARY 16, 2012 MEETING

- 5.) 514 North Avenue – Appeal of a building department decision on expansion of a nonconforming use. Dean Snyder, owner, has requested that the Zoning Board of Appeals review a determination made by the Building Department that proposed renovations at the Veterinary Hospital and animal boarding facility are classified as an expansion of a nonconforming use.

FOR ADDITIONAL INFORMATION APPLICATIONS/FOLDERS CAN BE REVIEWED IN THE BUILDING DEPT.