

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, APRIL 19, 2012 - 7:00 PM

TABLED FROM THE MARCH 15, 2012 MEETING

- 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 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).

NEW BUSINESS

- 3.) The application of Marial Ophardt, owner, for a use variance at 451 Parma Center Road. The owner is requesting to restore the property use to two family. The property has been vacant for over one year and has lost its preexisting nonconforming status in accordance with Town Zoning Article 12, subsection 165-92 titled "Abandonment", which states in part that whenever a nonconforming use of land, premises, building or structure has been discontinued for a period of one year, such nonconforming use shall not thereafter be reestablished. This property is currently zoned Agricultural/Conservation (AC) which limits Permitted Principal uses to one single family dwelling and customary agricultural operations.
- 4.) The application of Matco Construction, owner, for a Special Permit for an accessory apartment at 74 Summertime Trail. The owner is proposing to build a single family dwelling with an accessory apartment which is allowed with a Special Permit. This property is currently zoned Medium Density Residential (MD).
- 5.) The application of William & Melissa Schneider, owners, for 3 area variances at 9 Country Village Lane. The owners are proposing to construct an accessory storage shed in their side yard with a setback of 5 feet from their southerly property line and a side setback of 5 feet from their easterly property line and is requesting relief from Town Zoning schedule 1 which requires a ten feet side setback and Article 10, subsection 165-82.C.3 which states in part that all detached accessory buildings shall be located in the rear yard. This property is a corner lot and by definition has two front yards. This property is currently zoned High Density Residential (HD).
- 6.) The application of Joseph Salvaggio, owner, for an area variance at 765 Burritt Road. The

applicant is proposing to construct a 2,000 square feet accessory storage building with a wall height of 15 feet and is requesting relief from Town Zoning Article 10, subsection 165-82.C.2 which limits the wall height to 12 feet. This property is currently zoned Agricultural/Conservation (AC).

- 7.) The application of Bonnie Thomas, owner, for a use variance at 8 Clearview Avenue. The owner purchased this property as a three family dwelling in 2010 and is requesting to continue the same use. This property is currently zoned Waterfront Residential (WF) which does not allow three family dwellings

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