

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, MAY 17, 2012 - 7:00 PM**

**TABLED FROM THE APRIL 19, 2012 MEETING**

- 1.) 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).
  
- 2.) 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.

**NEW BUSINESS**

- 3.) The application of Stephanie Smith, owner, for an area variance at 118 West Beach Road. The applicant is proposing an addition with the first floor (lowest floor) elevation of 251.0 North American Vertical Datum (NAVD) to match the existing floor of the home. The applicant is requesting relief from Town Code Chapter 59-Flood Damage Prevention, subsection 59-16.A which states in part that new construction and substantial improvements shall have the lowest floor elevated to or above the base flood level. This substantial improvement requires that the owner raise the existing home so that the lowest floor is at 252.0 NAVD or higher. This property is currently zoned Waterfront Residential (WF).

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