

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, JUNE 21, 2012 - 7:00 PM

TABLED FROM THE MAY 17, 2012 MEETING

- 1.) 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

- 2.) The application of Roy Papkey, owner, for 3 area variances at 69 Dean Road. The applicant is requesting relief of setback requirements to the southerly property line for the following structures: a six feet high privacy fence for the pool enclosure with a side setback of 4.3 feet, a covered storage area with a side setback of 4.3 feet and a garage addition with a side setback of nine feet. The applicant is requesting relief from Town Zoning Article 16, subsection 165-128.B.2 which states in part that closed fences up to a height of six feet may be permitted for the express purpose of enclosing or screening a swimming pool or patio area. Such privacy structures shall be subject to front, side and rear setback requirements of the zoning district and schedule 1 which requires a minimum setback of ten feet for these structures. This property is currently zoned Rural Residential (RR).
- 3.) The application of Mark Noto, owner, for an area variance at 4968 Ridge Road West. The applicant obtained a Building Permit for a free standing sign and located the sign five feet from the road right of way. The applicant is requesting relief from Town Zoning Article 14, subsection 165-111.D which states in part that all free standing signs shall be set back a minimum of 15 feet from all lot lines. This property is currently zoned General Commercial (GC).
- 4.) The application of Raymond Saltreli, owner, for an area variance at 49 Marjorie Lane. The owner has placed an accessory storage shed in the side yard and is requesting relief from Town Zoning 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, two side yards and no rear yard. This property is currently zoned High Density Residential (HD).
- 5.) The application of Richard and Lori Salton, owners, for area variances at 562 Hamlin Parma Town Line Road. Applicants are proposing to construct an accessory storage shed in their front yard with a front setback of five feet from the westerly property line and are requesting relief from Town Zoning Article 10, subsection 165-82.C.3 which states in part that all accessory buildings shall be located in the rear yard and schedule 1 which requires a front

setback of 75 feet. This property is currently zoned Medium Density Residential (MD).

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- 6.) The application of Jean Ranalletti, applicant, for a Special Permit to operate a Home Business at 1571 Manitou Road. The applicant is proposing to operate a spa treatment business. This property is currently zoned Rural Residential (RR).

SPECIAL PERMIT RENEWALS

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