TOWN OF PARMA

Building Department

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AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, JUNE 20, 2013 - 7:00 PM

NEW BUSINESS

1.) The application of James Zabawsky, owner, for an area variance at 1769 Hilton Parma Road. The applicant is proposing to construct a detached garage with a side setback of five feet from the southerly property line and is requesting relief from Town Zoning Article 11, subsection 165-87.A.1 which establishes a minimum side setback of ten feet. This property is currently zoned Rural Residential (RR).

2.) The application of Brian & Shauna Andrychuk, owners, for three area variances at 14 Ampor Beach. The applicant is proposing to construct a 3,201 square feet garage with a wall height of 16 feet on the south side of Ampor Beach. After the new garage is completed, the garage on the north side of Ampor Beach will be demolished. The existing 500 square feet one story barn located on the south side of Ampor Beach is proposed to remain. The applicant is requesting relief from Town Zoning Article 10, subsection 165-82.C.2 which limits the garage wall height to 15 feet, Article 5, subsection 165-35.C.2 which limits the accessory storage on a property to 400 square feet to allow the barn to remain and Article 3, subsection 165-17 which requires an accessory building (garage) to be less in area than the principal building. This property is currently zoned Waterfront Residential (WF).

3.) The application of Farmington Lawn Care, Inc., contract vendee, for two area variances at 4658 Ridge Road West. Applicants are proposing to construct a retail store and are requesting to erect a six feet high decorative fence in the front yard to enclose a display area and create 115 vehicle parking spaces. Applicants are requesting relief from Town Zoning Article 16, subsection 165-128.A.2 which limits fence height in the front yard to three feet and Schedule 2 which requires 138 vehicle parking spaces. This property is currently zoned Light Industrial (LI).

4.) The application of Nancy Wehner, owner, for an area variance at 189 Webster Road. A new street is being proposed directly south at 199 Webster Road. This parcel will become a corner lot with a setback of 22 feet from the street right-of-way. Applicant is requesting relief from Town Zoning schedule 1 which requires a 60 feet setback. This property is currently zoned Medium Density Residential (MD).

5.) The application of Robert Layton, owner, for an area variance at 209 Webster Road. A new street is being proposed directly north at 199 Webster Road. This parcel will become a corner lot with a setback of 22.6 feet from the street right-of-way. Applicant is requesting relief from Town Zoning schedule 1 which requires a 60 feet setback. This property is currently zoned Medium Density Residential (MD).

6.) The application of Michael Eisele, owner, for a special permit and an area variance at 190 Ogden Parma Town Line Road. Applicant is proposing to operate a small tool and residential lawn equipment repair shop in accordance with Town Zoning Article 9, subsection 165.79.1. Applicant is also requesting an area variance to add 883 square feet to an existing 621 square feet shed to provide additional area for storage. The total area of accessory structure on this property will be 2,105 square feet. Town Zoning Article 5, subsection 165.33.C.2 limits the total area of accessory structures to 600 square feet. This property is currently zoned Medium Density Residential (MD).

SPECIAL PERMIT RENEWALS

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