

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, MAY 15, 2014 - 7:00 PM

TABLED FROM THE MARCH 20, 2014 MEETING

- 1.) The application of Peter Morreale, owner, for a use variance at 4712 Ridge Road West. The applicant is requesting to use the property for open storage of unlicensed vehicles and is requesting relief from Town Zoning Article 6, subsection 165-39 which does not list open storage of unlicensed vehicles as an allowed use. This property is currently zoned General Commercial (GC).
- 2.) The application of PAVS, LLC, owner, for a use variance at 4704 Ridge Road West. The applicant is requesting to use the property for open storage of unlicensed vehicles and is requesting relief from Town Zoning Article 5, subsection 165-32 which does not list open storage of unlicensed vehicles as an allowed use. This property is currently zoned Rural Residential (RR).

NEW BUSINESS

- 3.) The application of DB Properties LLC, owner, for an appeal at 4742 Ridge Road West. Pursuant to Town Zoning Article 4, Subsection 165-19.B.1 which states in part that the Zoning Board of Appeals shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative officer or body in enforcement of this chapter. The Building Department has determined that numerous mobile/manufactured homes and other structures on the property have been vacant for over six months. In accordance with Town Code Article 10, subsection 165-82.V, the structures have lost their Certificates of Occupancy and have been posted Not to Be Occupied. Pursuant to Town Code Section 24-6.3 (Stop Work Orders), a stop work order was posted on B-24 for working without a permit. The applicant has asked for an interpretation of the Town's Zoning as it applies to this property. This property is currently zoned General Commercial (GC).
- 4.) The application of Craig Bryce, owner of 645 Manitou Road for a Special Permit, pursuant to Town Zoning Article 9, subsection 165-79.1(Home Businesses), to allow the outside storage of eight pieces of construction equipment and the repair of the equipment in the existing garage. This property is currently zoned High Density Residential (HD).

SPECIAL PERMIT RENEWALS

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