

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, JULY 17, 2014 - 7:00 PM

NEW BUSINESS

- 1.) The application of Ronald J. Cotropia, Sr., owner, for an area variance at 214 Huffer Road. The applicant is proposing to erect a single family dwelling on a parcel that has an existing home and is requesting relief from Town Zoning Article 10, subsection 165-82.A which states in part that no lot shall have erected upon it more than one principal building. This property is currently zoned Rural Residential (RR).
- 2.) The application of Frank Heglund, owner, for a Special Permit at 264 North Avenue. The applicant currently has 4 dogs on this property and is requesting a Special Permit in accordance with Town Zoning Article 10, subsection 165-82.AA.3. A Special Permit is required to have more than three dogs on a property. This property is currently zoned Agricultural/Conservation (AC).
- 3.) The application of Greenwell Farms, Inc., owner, for 4 area variances at 600 Curtis Road. The applicant is proposing to subdivide a parcel with an average width of 234 feet, a depth of 200 feet and is 1.25 acres in area that has a pre-existing accessory structure with an average wall height of 25 feet and a front setback of 55 feet, from a 125.22 acre parcel and is requesting relief from 1) Town Zoning Article V, subsection 165-31.C.2 which does not allow this structure without a single family dwelling, 2) Town Zoning Article V, subsection 165-31.E.1 Schedule 1 which states in part that there shall be a minimum front setback of not less than 75 feet from all county highways, 3) Town Zoning Article V, subsection 165.31.E.1 Schedule 1 which states that the lot size is to be a minimum of 300 feet wide, 350 feet deep and be 3 acres in size, 4) Town Zoning Article X, subsection 165-82.C.2 which states that no detached accessory building shall exceed 12 feet in height. This property is currently zoned Agricultural/Conservation (AC).
- 4.) The application of Barry Bevins, owner, for an area variance at 115 Curtis Road. The applicant is proposing to erect a 32' x 40' x 12' 1 ½ story accessory structure in the front yard with a front setback of 100 feet from Curtis Road and are requesting relief from Town Zoning Article X, subsection 165-82.C.3 which states in part that all accessory buildings shall be located in the rear yard. This property is currently zoned Rural Residential (RR).

- 5.) The application of James E. Silloway Realty, Inc., owner, for 4 area variances at 36 Draffin Road. The applicant is proposing to subdivide a parcel (lot 1) with a width of 716.72 feet and an average depth of 249.75 feet that has a pre-existing house with a front setback of 45.8 feet and a rear setback of 58 feet, from a 41.38 acre parcel and is requesting relief from Town Zoning Article V, subsection 165.31.E.1 Schedule 1 which states in part that 1) the depth of the lot is to be minimum of 350 feet deep, 2) the front setback of a single family dwelling is to be 60 feet from a town road and 3) the rear setback of a single family dwelling is to be 75 feet. On lot 2, the remaining lands, the primary structures will have a side setback of 25.5 feet and are requesting relief from Town Zoning Article V, subsection 165.31.E.1 which requires a 50 feet side setback. This property is currently zoned Agricultural/Conservation (AC).

- 6.) The application of William O'Neill & Nancy Armstrong, owners, for an area variance at 1607 Manitou Road. The applicants are proposing to construct a pergola in the rear yard with a side setback of 11 feet from the south property line and are requesting relief from Town Zoning Article V, subsection 165-32.E.1 Schedule 1 which states that an accessory structure in the Rural Residential (RR) district shall have a side setback of 20 feet.

SPECIAL PERMIT RENEWALS

All persons will be heard at this time.
Interested parties may obtain further information by calling 392-9449 or by inspecting the project file in the Parma Town Hall during normal business hours.

Parma Zoning Board of Appeals
Dennis K. Scibetta, Executive Secretary

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