

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, MAY 19, 2016 - 7:00 PM

NEW BUSINESS

- 1.) The application of James Smith, owner, for an area variance at 254 North Avenue. The applicant is proposing to create a 5.2 acre parcel with an existing accessory structure and is requesting relief from Town Zoning Article V, subsection 165-31.C.2 which does not allow an accessory structure without a primary structure. This property is currently zoned Agricultural/Conservation (AC).
- 2.) The application of Gary & Lori Ritzel, owners, for a Special Permit at 1777 Manitou Road. The applicants currently have 4 dogs on this property and are requesting a Special Permit in accordance with Town Zoning Article X, subsection 165-82.AA.3. A Special Permit is required to have more than three dogs on a property. This property is currently zoned Medium Density Residential (MD).
- 3.) The application of Gary & Lori Ritzel, owners, for two area variances at 1777 Manitou Road. The applicants are proposing to construct a 600 square feet addition with a wall height of 13 feet to an existing 576 square feet accessory structure, which would bring the total area of accessory structures on the property to 1,176 square feet. They are requesting relief from Town Zoning Article V, subsection 165-33.C.2 which limits the total area of accessory structures to 600 square feet and Town Zoning Article X, subsection 165-82.C.2 which states in part that the wall height shall not exceed 12 feet. This property is currently zoned Medium Density Residential (MD).
- 4.) The application of Todd Carter, owner, for an area variance at 1140 Ogden Parma Town Line Road. The applicant is proposing to construct a 288 square feet addition to an existing 432 square feet accessory structure, which would bring the total area of accessory structures on the property to 720 square feet. They are requesting relief from Town Zoning Article V, subsection 165-33.C.2 which limits the total area of accessory structures to 600 square feet. This property is currently zoned Medium Density Residential (MD).
- 5.) The application of Christopher Klch, owner, for an area variance at 616 Ogden Parma Town Line Road. The applicant is proposing to construct a 16' x 20' storage structure in the rear yard with a side setback of 5 feet from the east property line and is requesting relief from Town Zoning Article V, subsection 165-33.E.1, Schedule 1, which states that the side setback is to be 10 feet. This property is currently zoned Medium Density Residential (MD).

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