

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, OCTOBER 20, 2016 - 7:00 PM

NEW BUSINESS

- 1.) The application of Ridge Road 5247, LLC, owner, for an area variance at 5247 Ridge Road West. The applicant is proposing to add individual business names to a plaza sign and is requesting relief from Town Zoning Article 14, subsection 165-113-B.5 which states in part that such sign shall not contain the names of businesses. This property is currently zoned General Commercial (GC).

- 2.) The application of the owner of 176 Country Village Lane for 2 area variances. The applicant is proposing to construct a 12' x 16' shed in the side yard with a 5 feet side setback and is 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 lot is a corner lot which, by definition, has two front yards, two side yards and no rear yard. The applicant is also requesting relief from Town Zoning Article V, subsection 165-34.E.1, schedule 1, which states that the side setback is to be 10 feet. This property is currently zoned High Density Residential (HD).

- 3.) The application of Laura Cannon, owner, for 4 area variances at 1458 Hilton Parma Corners Road. The applicant has constructed a 6 feet privacy fence on the north property line with a zero foot setback, 40' of the fence being in the front yard, and with the finished side facing the applicant's yard. The applicant is requesting relief from:
1) Town Zoning Article 16, subsection 165-128.B.1 which states that fences may be erected up to a height of 4 feet within the rear or side yard, 2) Town Zoning Article 16 subsection 165-128.B.2 which states in part that 6 feet fences are permitted for the express purpose of enclosing or screening a swimming pool or patio area and are subject to the side setback requirement which, in this case, is 12.7 feet, 3) Town Zoning Article 16, subsection 165-128.A.2 which states in part that closed fences shall not be permitted along side lot lines between the front setback line and the highway right-of-way and open fences shall not be higher than three feet and 4) Town Zoning Article 16, subsection 165-128.A.6 which states that the finished side of a fence shall face away from the applicant's yard. This property is currently zoned Rural Residential (RR).

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