

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, SEPTEMBER 19, 2019 - 7:00 PM

TABLED FROM THE AUGUST 15, 2019 MEETING

- 1.) The application of Kevin DeConinck, owner, for a use variance at 5209 Ridge Road West. The applicant is requesting a use variance to allow outside display of sheds for sale. Town Zoning Article 6, subsection 165-39 does not allow this use. This property is currently zoned General Commercial (GC).

NEW BUSINESS

- 1.) The application of Samantha & Isaiah Jenks, owners, for an area variance at 720 Ogden Parma Town Line Road. The applicants are proposing to construct an 8' x 10' mudroom with an attached deck in the front of the house with a front setback of 47 feet and are requesting relief from Town Zoning Article V, subsection 165-33.E.1, Schedule 1 which states that the front setback shall be 75 feet. This property is currently zoned Medium Density Residential (MD).
- 2.) The application of K&K Property Ventures LLC for an area variance at 4618 Ridge Road West. The applicant has erected an air supported membrane structure with a front setback of 68 feet and is requesting relief from Town Zoning Article VI, subsection 165-40.E.1, Schedule 1 which states that the front setback shall be 100 feet. This property is currently zoned Highway Commercial (HC).
- 3.) The application of Robert Johnson, owner, for 5 area variances at One North Shore Drive. The applicant is proposing to construct a 40' x 30' garage on an existing 119.5 feet wide by 80 feet deep parcel with a front setback of 30 feet and is requesting relief from 1 & 2) Town Zoning Article 5, subsection 165-35.E.1, Schedule 1 which states that the minimum lot size for any parcel in this district is 75 feet wide and 90 feet deep and that the front setback is to be 60 feet, 3 & 4) relief from Town Zoning Article 5, subsection 165-32.C.2 which limits the size of an accessory structure to 400 square feet and which does not allow an accessory building without a principal structure and 5) relief from Town Zoning Article X, subsection 165-82.C.3 which states in part that all accessory structures shall be located in the rear yard. This is a corner lot and is defined by zoning as having 2 front yards, 2 side yards and no rear yard. This property is currently zoned Waterfront Residential (WF).

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