

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, OCTOBER 15, 2020 - 7:00 PM**

**TABLED FROM THE AUGUST 20, 2020 MEETING**

- 1.) The application of Robert Christ, owner, for 3 area variances at 1060 Hilton Parma Corners Road as well as a modification of the existing use variance. The applicant is proposing to erect a 14.2 square foot sign and is requesting relief from Town Zoning Article XIV, section 165-112.F which states in part that a sign may not exceed 2 square feet. The applicant is also proposing to construct a 3,600 square foot accessory structure and is requesting relief from Town Zoning Article V, section 165-31.C.2 which limits the size to 2,000 square feet and which also does not allow this structure without a primary structure. The proposed building will be constructed no closer than 350 feet to the road right-of-way. The existing use variance states that the buildings are to be 400' from the road right-of-way. This property is currently zoned Agricultural/Conservation (AC).
- 2.) The application of Patrick & Evelyn Lloyd, owners, for 2 area variances at 214 Hamlin Parma Town Line Road. The applicants are proposing to erect a 4,800 square foot accessory structure on property that has an existing 400 square foot accessory structure, which would bring the total square footage of accessory structures to 5,200 square feet. They are requesting relief from Town Zoning Article V, subsection 165-31.C.2 which limits the size of accessory structures to 2,000 square feet and Town Zoning which states by definition that accessory structures shall be subordinate in area to the principal building, which is 3,323 square feet. This property is currently zoned Agricultural/Conservation (AC).

**NEW BUSINESS**

- 3.) The application of Shane Pfeffer, owner, for a Special Permit at 420 Moul Road. The owner is proposing to operate a home business for the sale and transfer of firearms. This property is currently zoned Agricultural/Conservation (AC) which allows Home Businesses with a Special Permit in accordance with Town Zoning Article 9, subsection 165-79.1.
- 4.) The application of Geraldine & Greg Ingham, owners, for an area variance at 811 Manitou Road. The owners are proposing to install a generator in the side yard with a setback of 4 feet and are requesting relief from Town Zoning Article VII, subsection 165-41.E.1, Schedule 1 which states that the side setback is to be 20 feet. This property is currently zoned Light Industrial (LI).

- 5.) The application of Doug Miller, owner, for 3 area variances at 4618 Ridge Road West. The owner is proposing to erect a 50.16 square feet changeable electronic freestanding advertising sign with a height of 20 feet and is requesting relief from, 1) subsection 165.111.F which states in part that no sign shall be animated or flashing, 2) subsection 165-113.4.b which limits the area of freestanding signs to 32 square feet and 3) subsection 165-113.5 which limits the height of a freestanding sign to 16 feet. The property is currently zoned Highway Commercial (HC).
- 6.) The application of Joseph Sortino, applicant, for an area variance and Special Permit at 1635-1637 Manitou Road. The applicant is proposing to construct (4) 250 feet long self-storage buildings and is requesting relief from Town Zoning Article IX, subsection 165-71.C which states that no mini-warehouse structure shall exceed 200 feet in lineal building length. This property is currently zoned Light Industrial (LI) which allows mini-warehouse facilities with a Special Permit in accordance with Town Zoning Article VII, subsection 165-41.D.2.
- 7.) The application of Gary & Carolyn Hueber, owners, for an area variance at 3 Winding Country Lane. The applicants are proposing to construct a 12' x 14' accessory structure in the side yard and are requesting relief from Town Zoning Article X, subsection 165-82.C.3 which states in part that accessory buildings 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 Medium Density Residential (MD).
- 8.) The application of Andrea Griffith Izyk, owner, for an area variance at 1008 Parma Center Road. The owner is proposing to erect a four feet fence in the front yard and is requesting relief from Town Zoning Article XVI, subsection 165-128.A.2 which limits the height of fences to 3 feet in the front yard. This property is currently zoned Agricultural/Conservation (AC).
- 9.) The application of Randall & Martha Gardner, owners, for an area variance at 1780 Clarkson Parma Town Line Road. The owners are proposing to construct a 24' x 32' accessory building in the side yard and are requesting relief from Town Zoning Article X, subsection 165-82.C.3 which states in part that accessory buildings 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 Agricultural/Conservation (AC).
- 10.) The application of Karen Sterlace, owner, for 2 area variances at 119 Collamer Road. The owner is proposing to construct a 1,140 square feet accessory building on vacant land and is requesting relief from Town Zoning Article V, subsection 165-33.C.2 which limits the size of accessory structures to 600 square feet and which also does not allow an accessory structure without a primary structure. This property is currently zoned Medium Density Residential (MD).

- 11.) The application of Eric Basset, owner, for 4 area variances at 466 Peck Road. The owner is proposing to construct a 100' x 120' pole barn with a wall height of 14 feet located in the front yard and is requesting relief from (1) Town Zoning Article V, subsection 165-31.C.2 which limits the size of accessory structures to 2,000 square feet, (2) Town Zoning Article X subsection 165-82.C.2 which limits the wall height to 12 feet, (3) Town Zoning Article X, subsection 165-82.C.3 which states in part that accessory buildings shall be located in the rear yard and (4) Town Zoning which states by definition that accessory structures shall be subordinate in area to the principal building which, in this case, is 3,527 square feet. This property is currently zoned Agricultural/Conservation (AC).
  
- 12.) The application of Christopher Janel, owner, for an area variance and Special Permit at 1219 Manitou Road. The owner is proposing to construct a 323 square feet addition to an existing 1,991 square feet accessory building, making the total square footage on the property 2,314 feet, and is proposing to use this structure for his computer business. He is requesting relief from Town Zoning Article V, subsection 165-32.C.2 which limits the size of accessory structures to 1,500 square feet. This property is currently zoned Rural Residential (RR) which allows Home Businesses with a Special Permit in accordance with Town Zoning Article 9, subsection 165-79.1.

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