

AGENDA - ZONING BOARD OF APPEALS
MEETING OF WEDNESDAY, APRIL 21, 2021 - 7:00 PM

TABLED FROM THE MARCH 17, 2021 MEETING

- 1.) The application of Scott Spicer, owner, for property located at 80 Winding Country Lane. The applicant is proposing to build a single family home on this property at the end of the road, which would bring the total of dwelling units on the cul-de-sac to 48. The applicant is requesting relief from Parma Town Code Chapter 30, Article IV, subsection 130-15.A.7.b, which states that no cul-de-sac shall be allowed to serve more than 20 dwelling units. This property is currently zoned Medium Density Residential (MD).
- 2.) The application of Daniel Feeney, owner, for an area variance at 115 Hinkleyville Road. The applicant is proposing to construct a 12' x 24' garage addition on to the existing garage with a side setback of 4.23 feet to the front corner of the garage and a side setback of 8.2 feet to the back corner of the garage. He 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'. This property is currently zoned medium Density Residential (MD).
- 3.) The application of Matthew Russell, owner, for 3 area variances at 420 Ogden Parma Town Line Road. The applicant has constructed a 3,375 s.f. storage structure with a 14' wall height as well as 2 lean-tos that are attached to the structure that are a total of 1,455 s.f. in size, for a total of 4,830 s.f.. He is requesting relief from 1) Town Zoning, Article V, subsection 165-33.C.2 which limits the square footage of accessory buildings to 600 s.f., 2) Town Zoning, Article X, subsection 165-82.C.2 which limits the wall height to 12 feet and 3) Town Zoning which states by definition that accessory structures shall be subordinate in area to the principal building which, in this case is 2,407 s.f.. This property is currently zoned Medium Density Residential (MD).
- 4.) The application of Christopher Gage, owner for an area variance at 88 Butcher Road. The applicant is proposing to construct a 1,728 square feet pole barn and 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).

NEW BUSINESS

- 5.) The application of Theodore & Karen Holz, owners, for 4 area variances at 31 Armand Drive. The applicants are proposing to construct a 2,400 square feet addition with a wall height of 16 feet to an existing 603 square feet accessory building that is located in the front yard. This property also has an existing 902 square feet barn and a 388 square feet greenhouse, which would bring the total of accessory structures on the property to 4,293 square feet. They are requesting relief from 1) Town Zoning Article X, subsection 165-82.C.2 which limits the wall height to 12 feet, 2) subsection 165-82.C.3 which states in part that accessory buildings shall be located in the rear yard, 3) Town Zoning Article V, subsection 165-31.C.2 which limits the size of accessory structures to 2,000 square feet and 4) Town Zoning which states by definition that accessory structures shall be subordinate in area to the principal building, which is 1,407 square feet. This property is currently zoned Agricultural/Conservation (AC).
- 6.) The application of Keith & Peggy Christensen, owners, for 2 area variances at 701 Parma Center Road. The applicants are proposing to erect 150 lineal feet of a 6' privacy fence along the south west property line with a zero foot setback and are requesting relief from Town Zoning Article XVI, subsection 165-128.B.1 and 128.B.2 which state in part that fences may be erected up to a height of 4 feet within the rear or side yard and that 6 feet fences are subject to the side and rear setback requirements which, in this case, is 10 feet. This property is currently zoned Agricultural/Conservation (AC).
- 7.) The application of Donald & Carrie Sigler, owners, for an area variance at 110 Dunbar Road. The applicants are proposing to construct a 800 square feet pole barn with a 320 square feet overhang, which would bring the total of square footage to 1,120 square feet and are requesting relief from Town Zoning, Article X, subsection 165-33.C.2 which limits the size of accessory structures to 600 square feet. This property is currently zoned Medium Density Residential (MD).
- 8.) The application of Sandra Butler, owner, for 2 area variances at 1454 Clarkson Parma Town Line Road. The applicant is proposing to construct a 4,480 square feet accessory structure with a 16 feet wall height in the front yard and is requesting relief from Town Zoning Article X, subsection 165-82.C.2 which limits the wall height to 12 feet and 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.

- 9.) The application of Duvall Rodgers, owner, for 2 area variances at 249 North Avenue. The applicant is proposing to construct a garage with an 8 feet side setback from the north property line and a 9 feet addition to the front of the house with a front setback of 68 feet. He is requesting relief from Town Zoning Article XI, subsection 165-87.A.1 which states in part that the minimum side yard setback shall not be reduced to less than 10 feet and Town Zoning Article V, subsection 165-31.E.1 Schedule 1 which states that the front setback is to be 75 feet. This property is currently zoned Agricultural/Conservation.
- 10.) The application of Melissa Matyjczuk and Nikolas Antonucci, owners, for 2 area variances at 560 Parma Center Road. The applicants are proposing to construct a 384 square feet shed in the front yard with a front setback of 45 feet 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 and Town Zoning Article V, subsection 165-31.E.1 Schedule 1 which states that the front setback is to be 60 feet. 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.
- 11.) The application of Caterina Buckert, owner, for 2 area variances at 23 Judd Lane. The applicant is proposing to erect 100 lineal feet of a 6' privacy fence along the south property line with a zero foot setback and are requesting relief from Town Zoning Article XVI, subsection 165-128.B.1 and 128.B.2 which state in part that fences may be erected up to a height of 4 feet within the rear or side yard and that 6 feet fences are subject to the side and rear setback requirements which, in this case, is 10 feet. This property is currently zoned High Density Residential.

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

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