

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF WEDNESDAY, July 17, 2024- 7:00 PM**

1. REVIEW MINUTES FROM THE June 12, 2024 ZONING BOARD MEETING

**NEW BUSINESS ITEMS**

1. **BRIAN & AMANDA DUDLEY 1173 PECK ROAD**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, Subsection 165-31 (C), (2) and Article XI, Subsection 165-87 (A) (1) for the placement of two Accessory structures an 8' x 12' shed located on the east side of property in the rear yard. A 12'x20' shed located on the West side of the property located in the rear yard with a 10-foot side setback. The total square footage of all accessory structures on the property will total 2,184 square feet. Town Code requires a 15.70-foot side setback and limits accessory structures to 2,000 square feet. This property is zoned Agricultural Residential (AC).

2. **JOHN OTT & ADRIENNE DANDREA 871 PECK ROAD**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article 111, Section 165-17, Article V, Subsection 165-32(C) (2), (E) (1) and Article X, subsection 165-82 (C) (3), for the proposed erecting of a 2,688 square foot accessory structure including a lean-to in the front yard on the west side of the property with a 25-foot front set back. The total square footage of all accessory structures on the property will total 2,688 square feet. Town code limits accessory structures to 1500 sq ft, the front setback to be 75 feet and accessory structures must be in the rear yard and incidental and subordinate to the principal structure. This property is Zoned Rural residential (RR).

3. **TYLER LLOYD 5760 RIDGE ROAD**

The applicant is requesting a Special Permit under Town Zoning, Article IX, Subsection 165-79.1 for the purpose of operating a Federal Firearm license out of their residence. The property is zoned Agricultural Residential (AC).

4. **THOMAS & DEBORAH WILSON 194 FERGUSON DRIVE**

The applicant is requesting an Area Variance to grant relief from Town Zoning Ordinance Article V, (E) (1) (schedule 1) to construct an addition on the west side of the property with a front setback of 19.49 feet. Town Code requires a 40-foot front setback. This property is zoned waterfront Residential (WD).

5. **BOB YOUST 236 PECK ROAD**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, Subsection 165-32(E), (3) for the proposed construction of a 3,825 square foot accessory structure attached to the east side of the house. The applicant has an existing attached garage which is 819 square feet on the west side of the house and is asking for a second garage on the east side of house. Town code requires each principle dwelling to have a garage containing an area not less than 480 square feet. This property is Zoned Rural residential (RR)

**6. EVELYN CHURCH 78 PEASE ROAD**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, Subsection 165-33 (E) (1), Article XII Subsection 165-91 and schedule 1, for the proposed replacement of an existing 11.9' x 66.1' mobile home with a new mobile home 18' x 80', with a 33.6-foot front set back and a 9.4 side set back from the south property line. Town code requires Zoning Board of Appeals approval for the expansion of a non-conforming use. Town Code requires the front setback to be 60 feet and the side setback to be 10 feet. This property is zoned Medium Density residential (MD).

**7. JOHN JURS 42 MARJORIE LANE**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, subsection 165-34 (C), (2) and Article X subsection 165-82 (C). (2) for the construction of a 1,280 square foot accessory structure to be located south of the existing home which is considered a front yard. Town Code limits accessory structures to 400 square feet and is by definition a through lot with frontage on two streets thereby having two front yards and no rear yard. This property is zoned High Density Residential (HD).

Parma Zoning Board of Appeals

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.