

AGENDA - ZONING BOARD OF APPEALS
MEETING OF WEDNESDAY, SEPTEMBER 18, 2024- 7:00 PM

1. REVIEW MINUTES FROM THE AUGUST 21, 2024 ZONING BOARD MEETING

NEW BUSINESS ITEMS

2. **Clayton Weddington, 510 Peck Road.**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article XI, Subsection 165-87 (E) (1) for the placement of an 8-foot x 24-foot addition to the existing accessory structure located in the rear yard with a 2-foot rear setback. Town Code requires a 20-foot rear setback. This property is zoned Agricultural Conservation (AC).

3. **Twenty3Estates, LLC, 187 Collamer Road.**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, subsection 165-32 (E) (1) (schedule I) (note 1) for a 40-foot front setback on a pre-existing non-conforming lot. Town Code requires a 60-foot front setback. This property is zoned Rural residential (RR).

4. **Adam Zamiara, 232 Hamlin Parma Town Line Road.**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, Subsection 165-31 (C) (2), and Article X, Subsection 165-82 (C) (2), and Section 165-17 D, Accessory Use, for the proposed construction of a 3,072 square foot accessory structure with a 896 square foot lean-to totaling 3,968 square feet, with a wall height of 16 feet. Town code limits accessory structures to 2,000 square feet with a wall height not to exceed 12 feet, and the structure to be subordinate to the principal use. In this case the house is 1,612 square feet. This property is Zoned Agricultural Conservation (AC).

5. **Hiram & Nancy Johnson, 460 Burritt Road.**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, Subsection 165-32(C) (2), and Article X, subsection 165-82 (C) (3), for the proposed construction of a 2000 square foot accessory structure with a wall height of 16 feet in the rear yard. Town code limits accessory structures to 1500 sq ft, and a wall height of no greater than 12 feet in height. This property is Zoned Rural residential (RR).

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.