

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF WEDNESDAY, NOVEMBER 20, 2024- 7:00 PM**

1. REVIEW MINUTES FROM THE OCTOBER 16, 2024 ZONING BOARD MEETING

**TABLED FROM THE OCTOBER 16, 2024, MEETING**

2. OWNER: 5440 RIDGE ROAD LLC., AT 5440 RIDGE ROAD WEST

The applicant is requesting an Expansion of a Non - Conforming Use to construct a Pitch (Soccer Field) on a commercial property that is currently being used as residential Article XII Subsection 165-91. The applicant is also requesting relief from Town Zoning Article VI, Subsection 165-39 (E) (1), (schedule 1) for an Area Variance to allow a soccer field to be built on the east property line in the back yard with a side setback of 2.6 feet on the southside of the soccer field and a 5.6 foot setback from the north side of the soccer field, with a 23.2 foot rear set back and a 72- foot front setback. To bring the property into compliance the applicant is also requesting Area Variances for the following existing structures. The house is at a 0-foot front setback and a 31.8-foot side set back from the east lot line. The framed barn has a 0-foot side setback on the west side of the property and an 18.0-foot front set back. Town code requires a 100-foot front setback for all structures and a 50-foot side setback for Principal structures and a 25- foot side setback for Accessory structures. This property is Zoned General Commercial (GC).

**NEW BUSINESS ITEMS**

3. **Tina & Mike Brown 1584 Hilton Parma Corners 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 a 384 square foot shed. The applicant is also asking for relief of Town Zoning Article V, Subsection C, (2) to allow the shed in the front yard and Article X, C, (3) allowing a total of 3,584 square feet in accessory structures. Town Code requires all accessory structures to be in the rear yard and not to exceed 1500 square feet. This property is zoned Rural Residential (RR).

4. **Andrew Steiger (AJ Waste Solutions) 216 Collamer Road**

The applicant is requesting a Special Permit under Town Zoning, Article IX, Subsection 165-59 for the purpose of operating an Essential Service (AJ Waste Solutions) from the property. The property is zoned Light Industrial (LI).

5. **Carly & Alexander Howell 7 Maple Glen Trail**

The applicant is requesting an Area Variance to grant relief from Town Zoning Article V, Subsection 165-33 (C) (2), for the proposed construction of a 900 sq ft accessory structure on the east side of the property in the rear yard totaling 1,051.29 square feet in accessory structures. Town code limits accessory structures to 600 sq ft. This property is zoned Medium Density residential (MD).

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.