

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, AUGUST 20, 2020 - 7:00 PM**

**TABLED FROM THE FEBRUARY 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 feet 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 feet 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).

**TABLED FROM THE JULY 16, 2020 MEETING**

- 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 feet accessory structure on property that has an existing 400 square feet 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).
- 3.) The application of Alexandria Castello, owner, for an area variance at 178 Blue Mountain Drive. The applicant is proposing to erect a 4' 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 in the front yard to 3 feet. This property is currently zoned Medium Density Residential (MD).
- 4.) The application of Graham Sears, applicant, for an area variance at 1167 West Avenue. The applicant is proposing to construct a 10' x 14' accessory structure in the front yard with a front setback of 39.4' and is 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 from Town Zoning Town Zoning Article V, subsection 165-32.E.1, Schedule 1 which states that the front setback is to be 75 feet. This property is currently zoned Rural Residential (RR).

**NEW BUSINESS**

- 5.) The application of Marissa Douglas, owner, for an area variance at 1042 Clarkson Parma Town Line Road. The applicant is proposing to construct a 12' x 24' accessory structure with side and rear setbacks of 5 feet and are requesting relief from Town Zoning Article V, subsection 165-32.E.1, Schedule 1 which states that the side setback shall be 10% of the lot width, which in this case, is 10 feet and the rear setback is to be 20 feet. This property is currently zoned Rural Residential (RR).
- 6.) The application of James McAfee and Marylynn DeMarco, owners, for an area variance at 5383 Ridge Road West. The applicants are proposing to construct a 24' x 26' garage with a front setback of 52 feet and are requesting relief from Town Zoning Article VI, subsection 165-40.E.1, schedule 1 which states that the front setback is to be 100 feet. This property is currently zoned Highway Commercial (HC).
- 7.) The application of Stanley & Cindy Palmer, owners, for an area variance at 490 Burritt Road. The applicants are proposing to construct a 12' x 12' addition to an existing shed with a side setback of 9.7 feet and are requesting relief from Town Zoning Article V, subsection 165-32.E., schedule 1 which states that the side setback is to be 20 feet. This property is currently zoned Rural Residential (RR).
- 8.) The application of Arthur & Paula Fritz, Jr., owners, for 2 area variances at 206 Moul Road. The applicants are proposing to construct a 20' x 28' accessory structure in the side yard on property that already has 3,474 square feet of accessory structures, which will bring the total of accessory structures on this property to 4,034 square feet however, the owner will be removing 410 square feet from the existing structures making the final total of square footage 3,624 square feet. The applicants 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 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).
- 9.) The application of Julianne & Eric King, owners, for an area variance at 68 Country Village Lane. The applicants are proposing to erect a 6' fence on the property line to enclose the rear yard and are requesting relief from Town Zoning Article XVI, subsection 165-128.B.1 which limits the height of fences to 4 feet in the rear yard and subsection 165-128.B.2 which states in part that the complete enclosure of a yard in this manner shall not be permitted. This property is currently zoned High Density Residential (HD).

10.)The application of David & Patricia Ealy, owners, for an area variance at 33 Webster Road. The applicants are proposing to construct a 10' x 12' shed with a rear setback of 5 feet and are requesting relief from Town Zoning Article V, subsection 165-33.E.1, schedule 1 which states that the rear setback is to be 10 feet. This property is currently zoned Medium Density Residential (MD).

**SPECIAL PERMIT RENEWALS**

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