

AGENDA - ZONING BOARD OF APPEALS
MEETING OF WEDNESDAY, NOVEMBER 18, 2020 - 7:00 PM

TABLED FROM THE OCTOBER 15, 2020 MEETING

- 1.) The amended application of Robert Christ, owner, for 2 area variances at 1060 Hilton Parma Corners Road. The applicant is proposing to construct a 3,600 square feet accessory structure with a wall height of 14 feet and is requesting relief from Town Zoning Article V, section 165-31.C.2 which limits the size to 2,000 square feet and Town Zoning Article X, subsection 165-82.C.2 which limits the wall height to 12 feet. This property is currently zoned Agricultural/Conservation (AC).
- 2.) The application of Doug Miller, owner, for 3 area variances at 4618 Ridge Road West. The owner is proposing to erect a 50.16 square feet changeable electronic freestanding advertising sign with a height of 20 feet and is requesting relief from, 1) subsection 165.111.F which states in part that no sign shall be animated or flashing, 2) subsection 165-113.4.b which limits the area of freestanding signs to 32 square feet and 3) subsection 165-113.5 which limits the height of a freestanding sign to 16 feet. The property is currently zoned Highway Commercial (HC).
- 3.) The application of Randall & Martha Gardner, owners, for an area variance at 1780 Clarkson Parma Town Line Road. The owners are proposing to construct a 24' x 32' accessory building in the side yard 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. 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 (AC).
- 4.) The application of Eric Basset, owner, for 4 area variances at 466 Peck Road. The owner is proposing to construct a 100' x 120' pole barn with a wall height of 14 feet located in the front yard and is requesting relief from (1) Town Zoning Article V, subsection 165-31.C.2 which limits the size of accessory structures to 2,000 square feet, (2) Town Zoning Article X subsection 165-82.C.2 which limits the wall height to 12 feet, (3) Town Zoning Article X, subsection 165-82.C.3 which states in part that accessory buildings shall be located in the rear yard and (4) Town Zoning which states by definition that accessory structures shall be subordinate in area to the principal building which, in this case, is 3,527 square feet. This property is currently zoned Agricultural/Conservation (AC).

NEW BUSINESS

- 5.) 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).
- 6.) The application of John Prouty, owner, for an area variance at 961 Parma Center Road. The applicant is proposing to construct a 160 square foot storage building on property that has an existing 2,009 square feet accessory structure, which would bring the total of square footage of accessory structures to 2,169 square feet and is requesting relief from Town Zoning Article V, subsection 165-31.C.2 which limits the size of accessory structures to 2,000 square feet. This property is currently zoned Agricultural/Conservation (AC).
- 7.) The application of Jason Randall, owner, for two area variances at 261 Dean Road. The applicant is proposing to build two accessory structures with a total square footage of 5,600 square feet 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. One of the structures is being proposed to be built in the side yard and the applicant is requesting relief from Town Zoning Article X, subsection 165-82.C.3 which states in part that all accessory structures shall be located in the rear yard. This property is currently zoned Rural Residential (RR).

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