



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 2, 2015

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS

None

NEW BUSINESS:

1. Applicant: Daniel Weaver
Location: 69 North Avenue
Mon. Co. Tax No.: 058.04-1-4.1
Zoning District: R1-18 (Single-Family Residential)
Request: An area variance for a proposed aboveground pool (18-foot-diameter; round) to be located 7.0 feet from an existing detached garage, instead of the 10.0 feet minimum required. Sec. 114.12.1 B (2)

2. Applicant: Joseph Capria
Location: 217 Willnick Circle
Mon. Co. Tax No.: 044.03-2-59
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed in-ground pool (18 feet x 36 feet; 648 square feet) to be located in a front yard, where accessory structures, such as pools, are permitted rear yards only. Sec. 211-11 E (3)

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3. Applicant: Katherine Rice
Location: 448 Harvest Drive
Mon. Co. Tax No.: 074.10-1-5
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing pool deck (9.0 feet x 11.2 feet; 101 square feet) to be located in a front yard, and to have a (east) side setback of 4 feet, instead of the 10 feet minimum required. Sec. 211-11 E (1), Sec. 211-11 E (3), Figure 3, Table I
b) An area variance for an existing 6.0-foot-high, closed construction fence (approximately 113 linear feet) to be located in a front yard and within the clear visibility portion of a front a yard, where fences in a front yard shall not exceed 4.0 feet (front yard) and 3.0 feet (clear visibility portion) in height and shall be of open construction. Sec. 211-46 D, Sec. 211-46L
c) An area variance for an existing shed (10.09 feet x 10.13 feet; 102 square feet) to be located in a side yard, where accessory structures, such as sheds, are permitted in rear yards only. Sec. 211-11 E (3)
d) An area variance for an existing shed (5.5 feet x 9 feet; 50 square feet) to be located 8.5 feet from a pool, instead of the 10 feet minimum required. Sec.114-12.1 B (2)
4. Applicant: Susan Cleere
Location: 1942 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-3
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed second-story deck (10 feet x 24 feet; 240 square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted rear yards only. Sec. 211-11 E (3)
b) An area variance for proposed lot coverage of 34%, instead of the 25% maximum permitted. Sec. 211-11D (2), Table 1

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5. Applicant: Joseph Coon
Location: 103 Snowy Owl Ridge
Mon. Co. Tax No.: 044.04-8-9
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed detached garage (12 feet x 20 feet; 240 square feet) as a principal structure on a vacant lot. Sec. 211-5 (Structure, Accessory)
6. Applicant: Amie Eckert
Location: 80 Braddock Road
Mon. Co. Tax No.: 026.30-2-6
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed second-story deck (5 feet x 12 feet; 60 square feet) to be located in a front yard, where accessory structures, such as decks, are permitted in the rear yard only. Sec. 211-11 E (3)
b) An area variance for a proposed two-story detached garage (20 feet x 30 feet; 960 total square feet) resulting in a total gross floor area of 1050 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots under 16,000 square feet in area. Sec. 211-11 E (1), Table I
c) An area variance for proposed lot coverage of 26%, instead of the 25% maximum permitted. Sec. 211-11D (2), Table I
7. Applicant: LakeytaLynn Wilson
Location: 2844-2858 Dewey Avenue
Mon. Co. Tax No.: 075.25-4-17, 075.25-4-18, 075.25-4-1, & 075.25-4-2
Zoning District: DMU (Dewey Avenue Mixed Use)
Request: An area variance for a business center with an estimated 31 parking spaces, instead of the 48 parking spaces required. Sec. 211-17.1 G (4) (a), Sec. 211-17.1 G (4) (b), Sec. 211-45 Z

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8. Applicant: Wilmorite, Inc.
Location: 800 Greece Ridge Center Drive
Mon. Co. Tax No.: 074.19-1-3 & 074.18-4-7.113
Zoning District: BR (Restricted Business) & BG (General Business)
Request:
- a) An area variance for a proposed (north side) building-mounted sign (7.5 feet x 8.2 feet; 61.5 square feet), instead of the 50 square feet maximum permitted. Sec. 211-52 B (2) (a), Table VII
 - b) An area variance for a proposed second (south side) building-mounted sign (7.5 feet x 8.2 feet; 61.5 square feet), instead of one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - c) An area variance for a proposed third (west side) building-mounted sign (7.5 feet x 8.2 feet; 61.5 square feet), instead of one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - d) An area variance for a proposed menu board with a sign area of 43.7 square feet (5.9 feet x 7.4 feet), instead of the 20 square feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - e) An area variance for a proposed second menu board (4.7 feet x 5.7 feet; 26.8 square feet), instead of the one (1) 20-square-foot menu board permitted. Sec. 211-52 B (1) (a) [4]
 - f) An area variance for three (3) proposed freestanding signs (parking signs for "Rapid Pick-Up, 5 Minute Parking," with a logo) each 1.5 square feet in area (total of 4.5 square feet), in addition to the four (4) freestanding signs granted by the Board of Zoning Appeals on May 21, 2013 and November 12, 2013. Sec. 211-52 B (1) (a), Table VI
 - g) An area variance for a fourth freestanding canopy sign (1.6 feet x 2.7 feet; 4.3 square feet), in addition to the four (4) freestanding signs granted by the Board of Zoning Appeals on May 21, 2013 and November 12, 2013. Sec. 211-52 B (1) (a), Table VI

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9. Applicant: Ralph Honda Automotive, Inc.
Location: 3939 West Ridge Road
Mon. Co. Tax No.: 073.01-3-47, 073.1-3-49, 073.01-3-50, 073.1-3-51, & 073.04-1-3
Zoning District: BG (General Business)
Request: a) A special use permit to expand an existing business for the sale or lease of new and used cars and trucks, including related repair or service facilities; and a special use permit to expand an existing outdoor storage or display area for sale or lease of such motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]
b) An area variance for a proposed front setback of 65.0 feet, instead of the 100.0 feet minimum required. Sec. 211-17 C (4), Table III
c) An area variance for portions of an existing and proposed parking area (approximately 623 linear feet) to be located a distance of 7.0 feet to 19.9 feet from the right-of-way of West Ridge Road, instead of the 20.0 feet minimum required. Sec. 211-17 C (4), Table III

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, June 16, 2015