



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**SEPTEMBER 15, 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:**

1. Applicant: Doan Buick GMC  
Location: 4389 West Ridge Road  
Mon. Co. Tax No.: 073.01-3-17.1  
Zoning District: BG (General Business)  
Request: a) An area variance for a second building-mounted sign ("Doan"; 1.83 feet x 7.57 feet; 13.85 square feet), instead of one (1) 200-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII  
b) An area variance for a third building-mounted sign ("Certified Service"; 1.83 feet x 18.45 feet; 33.76 square feet), instead of one (1) 200-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

**New Business:**

1. Applicant: Patricia A. DeBurro  
Location: 41 Mont Morency Drive  
Mon. Co. Tax No.: 045.16-2-9  
Zoning District: R1-E (Single-Family Residential)  
Request: A special use permit for a proposed in-law apartment (approximately 419.5± square feet). Sec. 211-11 (C) (2) (e)
  
2. Applicant: Jeffrey Owen  
Location: 70 Barcrest Drive  
Mon. Co. Tax No.: 060.13-5-18  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance to allow seven (7) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

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3. Applicant: Dale Ewbank  
Location: 653 Edgemere Drive  
Mon. Co. Tax No.: 035.15-1-32  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed addition (12.3 feet x 14.6 feet; 179.6 square feet) to an existing house, to have a (east) side setback of 4.0 feet, instead of the 6.0 feet minimum required. Sec.211-11 D (2), Table I  
b) An area variance for a proposed addition (12.3 feet x 14.6 feet; 179.6 square feet) to an existing house, to have a front setback of 72.0 feet (measured from the south right-of-way line of Edgemere Drive), instead of the 44.0 feet maximum established by the neighborhood average. Sec. 211-11 D (2), Table I  
c) An area variance for proposed lot coverage of 31.2%, instead of the 30.3% granted by the Board of Zoning Appeals on January 2, 2008. Sec. 211-11D (2), Table I
4. Applicant: Jim Vo  
Location: 491 Elmgrove Road  
Mon. Co. Tax No.: 088.04-4-21  
Zoning District: BR (Restricted Business)  
Request: A special use permit to operate a motor vehicle service station in accordance with the regulations established in Section 211-35. Sec.211-17 B (3) (b) [3]

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**MODIFICATION TO NEIGHBORHOOD NOTIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: October 6, 2015**

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