



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JANUARY 16, 2018

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

BOARD OF ZONING APPEALS AGENDA
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Old Business:

1. Applicant: Michael Melvin
Location: 3197 Edgemere Drive
Mon. Co. Tax No.: 026.39-4-7 & 026.39-4-8
Zoning District: R1-E (Single-Family Residential)
Request: The following variances are requested for the resubdivision of Lot 13, Block B, of the Braddocks Heights subdivision and additional lands to create lot R-13:
- a) An area variance for a proposed lot to have an area of 7326 square feet, instead of the 7849± square feet minimum established by the neighborhood average. Sec. 211-11 D (1) (a), Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed lot to have a lot width of 48± feet, instead of 51± feet established by the neighborhood average. Sec. 211-11 D (2), Table 1
 - c) An area variance for a proposed lot to have a depth of 151± feet, instead of 160± feet established by the neighborhood average. Sec. 211-11 D (2), Table 1

The following variances are requested for a proposed single-family dwelling and deck on Lot R-13:

- d) An area variance for a proposed two-story principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a front setback of 127± feet (measured from the north right-of-way line of Edgemere Drive) instead of the 122± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
- e) An area variance for a proposed two-story principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (east) side setback of 5.0± feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
- f) An area variance for a proposed two-story principal structure (single-family dwelling), following demolition of the existing single-family dwelling, to have a (west) side setback of 3.0± feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
- g) An area variance for a proposed lot coverage of 33.9±%, instead of the 25% maximum permitted. Sec. 211-11 D (2)

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2. Applicant: Maiden, LLC & Village Crossing, LLC
Location: 3455, 3471, & 3507 Mount Read Boulevard
Mon. Co. Tax No.: 075.05-2-3.12, 075.05-2-3.11/COM, 075.05-2-5.1, 075.05-2-8, 075.05-2-9
Zoning District: BR (Restricted Business)
Request: a) An area variance for the proposed expansion of an existing business center to have 624 parking spaces, instead of the 722 minimum parking spaces required. Sec. 211-45 K (1), Sec. 211-45 Q, Sec. 211-45 S (1), & Sec. 211-45 Z
b) An area variance for the proposed expansion of an existing business center to have a lot coverage of 17.2%, instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III
c) An area variance for a proposed driveway/parking area (335± linear feet) to be located 16.0 to 19.9 feet from a single-family residential district, instead of the 20.0 feet minimum required. Sec. 211-17 B (4), Table III
d) An area variance for a proposed drive-up service aisle/driveway (85± linear feet) for a one-story restaurant to be located a distance of 10.0 to 19.9 feet from a front lot line (measured from the west right-of-way line of Mount Read Boulevard) instead of the 20.0 feet minimum required. Sec. 211-17-C (4), Table III
e) An area variance for a proposed 6.0-foot-high, closed-construction fence (50± linear feet) to be located in a front yard of a business center, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L
3. Applicant: Bell Atlantic Mobile Systems of Allentown, Inc. (d.b.a. Verizon Wireless)
Location: 1510 Maiden Lane
Mon. Co. Tax No.: 059.19-3-1.1
Zoning District: R1-18 (Single-Family Residential)
Request: a) A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (119 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. Sec. 211-56 A
b) An area variance for the use of barbed wire (188± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in Section 211-49. Sec. 211-46 E

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New Business:

1. Applicant: Arthur DiPasquale
Location: 148 Sharon Drive
Mon. Co. Tax No.: 074.07-7-14
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 4.0-foot-high, closed-construction fence (112± linear feet) located in a front yard of a corner lot, where fences in a front yard shall be of open construction. Sec. 211-46 L

2. Applicant: Robert Minnick
Location: 1430 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-15
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed deck (1163± square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards; and for said deck to have a front setback of 153.0± feet (measured from the north right-of-way line of Crescent Beach Road, aka Old Edgemere Drive) instead of the 118.5± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
 - b) An area variance for a proposed deck (1163± square feet) to have a (east) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for a proposed deck (1163± square feet) to have a (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
 - d) An area variance for proposed lot coverage of 56±%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

ADJOURNMENT:

NEXT MEETING: February 6, 2018

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