



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JANUARY 21, 2020

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Decorum Policy

Announcements

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Old Business:

1. Applicant: James Henning
Location: 193 Orchard Creek Lane
Mon. Co. Tax No.: 059.07-1-17
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principle structure addition, (20.0 feet x 27.0 feet; 540.0 square feet attached garage), to have a front setback of approximately 30.0 feet instead of the 42.4 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b); Section 211-11 D(2), Table I
b) An area variance for a proposed principle structure addition, (20.0 feet x 27.0 feet; 540.0 square feet attached garage), to have a rear setback of approximately 25.0 feet instead of the 36.0 feet minimum required. Section 211-11 D(2), Table I

New Business:

1. Applicant: David A. Cushman
Location: 115 Jefreelind Drive
Mon. Co. Tax No.: 059.08-3-40
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed three-season room to have a rear setback of 22.0 feet instead of the 34.5 minimum required. Section 211-11 D(2), Table I

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2. Applicant: Mary Anne Nichols
Location: 101 Belmont Road
Mon. Co. Tax No.: 046.20-10-11
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (approximately 30.0 feet x 36.0 feet; 1080.0 square feet, one-story detached garage), resulting in a total gross floor area of 1276.0 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots up to 16,000 square feet in area. Section 211-11 E (1), Table I
b) An area variance for a proposed accessory structure, (approximately 30.0 feet x 36.0 feet; 1080.0 square feet, one-story detached garage), to be partially located in a front yard, where accessory structures, including detached garages, are permitted in rear yards only. Section 211-11 E (3)
c) An area variance for a proposed accessory structure (approximately 30.0 feet x 36.0 feet; 1080.0 square feet, one-story detached garage), to have an overall height of 18.6 feet, instead of the 17.0 feet maximum permitted. Section 211-11 E (1), Table 1
3. Applicant: Michael Fabian
Location: 47 Torrey Pines Drive
Mon. Co. Tax No.: 043.03-3-41
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (approximately 22.0 feet x 24.0 feet; 816.0 square feet, two-story detached garage), resulting in a total gross floor area of 1402.8 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area. Section 211-11 E (1), Table I
b) An area variance for a proposed accessory structure (approximately 22.0 feet x 24.0 feet; 816.0 square feet, two-story detached garage), to have an overall height of 18.1 feet, instead of the 17.0 feet maximum permitted. Section 211-11 E (1), Table 1

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4. Applicant: McDonald's
Location: 3781 West Ridge Road
Mon. Co. Tax No.: 073.04-2-7
Zoning District: BG (General Business)
Request: a) An area variance for a proposed fourth menu order-board sign (Sign S4; 16.4± square feet), (instead of the three (3) menu boards granted by the Board of Zoning Appeals on January 2, 2019), and to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
b) An area variance for a proposed fifth menu order-board sign (Sign S5; 40.1± square feet), (instead of the three (3) menu order boards permitted and granted by the Board of Zoning Appeals on January 2, 2019), and for said sign to have a height of 11.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
c) An area variance for a proposed sixth menu order-board sign (Sign S6; 29.5± square feet), (instead of the three (3) menu order boards permitted and granted by the Board of Zoning Appeals on January 2, 2019), and for said sign to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, February 4, 2020