



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

FEBRUARY 5, 2019

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 M. Andreano

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

Decorum Policy

Announcements

BOARD OF ZONING APPEALS AGENDA
February 5, 2019

Old Business:

1. Applicant: Wilma Bloss
Location: 260 Arlidge Drive (a.k.a 151 El Rancho Drive)
Mon. Co. Tax No.: 075.10-8-8
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

2. Applicant: Wilmorite Management Group, LLC
Location: Greece Ridge Center Drive
Mon. Co. Tax No.: 074.19-1-6
Zoning District: BG (General Business)
Request:
 - a) An area variance for a proposed fifth freestanding sign ("Target" with Logo; 10.0 feet x 10.0 feet; 100.0 square feet) at a business center, instead of the four (4) freestanding signs granted by the Board of Zoning Appeals on November 12, 2013. Sec. 211-52 B (1) (a) [2]
 - b) An area variance for a proposed freestanding sign (100.0 square feet) to have a height of 40.0 feet, instead of the 20.0 feet maximum required. Sec. 211-52 B (1) (c)
 - c) An area variance for a proposed freestanding sign (100.0 square feet) to have a setback of 0.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 15.0 feet minimum required. Sec. 211-52 B (1) (b) [1]

3. Applicant: Planet Fitness
Location: 3760 Dewey Avenue
Mon. Co. Tax No.: 060.10-1-16.11
Zoning District: BG (General Business)
Request: An area variance for a proposed building-mounted sign (5.0 feet x 37.2 feet; 186.0 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted for a business which does not face a street. Sec. 211-52 B (2) (c) [2]

BOARD OF ZONING APPEALS AGENDA
February 5, 2019

4. Applicant: Liquor Box
Location: 3670 Mount Read Boulevard
Mon. Co. Tax No.: 060.17-4-11.1
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed second (south side) building-mounted sign ("Wines & Spirits"; 2.0 feet x 22.7 feet; 45.4 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

New Business:

1. Applicant: Vladimir Dzivilsky
Location: 89 Straub Road
Mon. Co. Tax No.: 089.05-9-3
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed attached garage (22.0 feet x 22.0 feet; 484.0 square feet), resulting in a total gross floor area of 2868± square feet in all accessory structures, where 1000 square feet is the maximum gross floor area permitted for lots with a lot area of 16,000 square feet to one (1) acre. Sec. 211-11 E (1), Table I
b) An area variance for the total gross floor area of all existing and proposed accessory structures on the premises (2868± square feet) exceeding the total area of the principal structure (1872± square feet) on the premises. Sec. 211-11 E (1), Table I
2. Applicant: Northgate Gospel Fellowship, Inc.
Location: 240 McGuire Road
Mon. Co. Tax No.: 060.06-1-56
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for a proposed building-mounted sign ("Northgate Bible Church"; 4.0 feet x 9.5 feet; 38.0 square feet), where none (0) are permitted in a residential district. Sec.211-52 A

BOARD OF ZONING APPEALS AGENDA
February 5, 2019

3. Applicant: Muy Hamburger Partners, LLC
Location: 3190 Latta Road (aka 649-665 Long Pond Road)
Mon. Co. Tax No.: 045.03-1-4.111
Zoning District: BR (Restricted Business)
Request: The following area variances for signs relative to Wendy's:
- a) An area variance for a proposed (south side) building-mounted sign ("Wendy's" with logo; 56.4 square feet), instead of the instead of the 26 square feet maximum permitted. Sec. 211-52 B (2) (a), Table VII
 - b) An area variance for a proposed second (west side) building-mounted sign "(Wendy's"; 29.3 square feet), instead of the one (1) 26-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - c) An area variance for a proposed third (east side) building-mounted sign (Wendy's logo; 29.3 square feet), instead of the one (1) 26-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - d) An area variance for a proposed fourth (north side) building-mounted sign ("Wendy's"; 29.3 square feet), instead of the one (1) 26-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - e) An area variance for a proposed menu order-board sign (13.2 square feet) to be to have a height of 6.2± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - f) An area variance for a proposed second menu order-board sign (13.2 square feet) instead of the one (1) 20-square-foot menu board permitted; and for said sign to have a height of 6.2± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - g) An area variance for a proposed third menu order-board sign (55.9 square feet), instead of the one (1) 20-square-foot menu board permitted; and for said sign to have a height of 7.2± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - h) An area variance for a proposed fourth menu order-board sign (55.9 square feet), instead of the one (1) 20-square-foot menu board permitted; and for said sign to have a height of 7.2± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]

BOARD OF ZONING APPEALS AGENDA
February 5, 2019

4. Applicant: LiL Ridgecrest, LLC
Location: 1978 West Ridge Road; 24, 32, 44, 52 Newton Road
Mon. Co. Tax No.: 074.15-11-01, 074.15-11-02, 074.15-11-03, 074.15-11-04,
074.15-11-05, 074.15-11-27
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed building (3,500± square feet) to have a (west) corner setback of 22.1 feet (measured from the east right-of-way line of Newton Road), instead of the 25.0 feet minimum required. Sec. 211-17 B (4), Table III
b) An area variance for a proposed driveway and parking area to be located 12.6 feet to 19.9 feet from the east right-of-way line of Newton Road, instead of the 20.0 feet minimum required. Sec. 211-17 B (4), Table III
c) An area variance for a proposed 4.0±-foot-high, closed-construction fence (decorative wall) to be located in the front and corner yard, where fences in a front and corner yard shall be of open construction. Sec 211-46L

ADJOURNMENT:

NEXT MEETING: Tuesday, February 19, 2019

J:\John Agenda Assignments\2019\Agenda 0205 2018