



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MARCH 7, 2017

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 T. 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: Philip Haberek
Location: 190 Montvale Lane
Mon. Co. Tax No.: 058.04-3-83
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed attached garage addition (869.7± square feet), resulting in a total gross floor area of 1595.1± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I

2. Applicant: Anchor Baptist Church
Location: 25 Arcampus Drive
Mon. Co. Tax No.: 045.12-2-42.331
Zoning District: BP-2 (Professional Office)
Request: An area variance for 17 existing parking spaces, instead of the minimum 44 parking spaces required. Sec. 211-45 E

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: Daniel Studeman
Location: 21 Fireweed Trail (Pvt.)
Mon. Co. Tax No.: 025.03-3-42
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed attached garage addition (10.0 feet x 22.3 feet; 223.0 square feet) to have a (south) side setback of 6.9 feet, instead of the 9.2 feet minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed detached garage (16.0 feet x 24.0 feet; 384.0 square feet) to have a (west) rear setback of 18.2± feet, instead of the 30.0 feet minimum required for a through lot. Sec. 211-11 E (1), Table I
 - c) An area variance for existing and proposed accessory structures which result in a total gross floor area of 1102.1± square feet, instead of the 1000 square feet maximum gross floor area permitted for accessory structures on lots with a lot area of 16,000 square feet to one (1) acre. Sec. 211-11 E (1), Table I

2. Applicant: Dennis J. Ras, Jr.
Location: 139 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-4
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed shed (10.0 feet x 14.0 feet; 140.0 square feet), resulting in a total gross floor area of 936.0± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I

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3. Applicant: Barnard Exempt Firemen's Association
Location: 360 & 400 Maiden Lane
Mon. Co. Tax No.: 060.18-1-2.111 & 060.18-1-3
Zoning District: R1-8 (Single-Family Residential)
Request: The following area variances are required in order to subdivide 360 & 400 Maiden Lane to form Lots 1, 2 and 3 of the Barnard Exempt Firemen's Association Maiden Lane Subdivision:

Lot 2

a) An area variance for a proposed lot depth of 98.95 feet, instead of the 100 feet minimum required. Sec. 211-11 D (2), Table I

b) An area variance for an existing principal building (single-family dwelling) to have a (west) rear setback of 10.8 feet, instead of the 30.0 feet minimum required. Sec. 211-11 D (2), Table I
4. Applicant: Five Star Urgent Care
Location: 3640-3660 Dewey Avenue
Mon. Co. Tax No.: 060.10-2-1
Zoning District: DMU (Dewey Avenue Mixed Use)
Request: a) An area variance for a proposed (north side) building-mounted sign (4.17 feet x 18.02 feet; 75.14 square feet), instead of the 50 square feet maximum permitted. Sec. 211-52 B (2) (c) [1], Table VII

b) An area variance for a proposed (west side) second building-mounted sign (4.17 feet x 18.02 feet; 75.14 square feet), instead of the one (1) 50 square feet building-mounted sign permitted. Sec. 211-52 B (2) (c) [1], Table VII, Sec. 211-52 B (2) (a) [1]

c) An area variance for a proposed (south side) third building-mounted sign (4.17 feet x 18.02 feet; 75.14 square feet), instead of the one (1) 50 square feet building-mounted sign permitted. Sec. 211-52 B (2) (c) [1], Table VII, Sec. 211-52 B (2) (a) [1]

ADJOURNMENT:

NEXT MEETING: March 21, 2017