



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

APRIL 4, 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: 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: 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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3. Applicant: 4320 West Ridge, LLC
Location: 4232-4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-3, 073.01-1-4, 073.01-1-5, 073.01-1-6, 073.01-1-7, 073.01-1-21, 073.01-2-63, 073.01-2-64.111, 073.01-2-64.12, 073.01-2-68.1 (part)
Zoning District: BG (General Business)
Request: a) A special use permit to operate a motor vehicle service station. Sec. 211-17 C (3) (b) [2], Sec. 211-35
b) A special use permit to operate a gasoline dispensing station. Sec. 211-17 C (3) (b) [1], Sec. 211-34
c) An area variance for a proposed gasoline dispensing canopy to have an area of 5640 square feet, instead of the 1500 square maximum permitted. Sec. 211-34 C

New Business:

1. Applicant: Michael Hall
Location: 408 Crosby Lane
Mon. Co. Tax No.: 045.01-5-89
Zoning District: R1-E (Single-Family Residential)
Request: a) A special use permit for an existing in-law apartment (779± square feet). Sec. 211-11 (C) (2) (e)
b) An area variance for an existing in-law apartment with a total gross floor area of 779± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which such in-law apartment is located). Sec. 211-11 C (2) (e) [2]
c) An area variance for an existing one-story addition (696± square feet) with a (north) rear setback of 43.0± feet, instead of the 48.4 feet minimum required. Sec. 211-11 D (2), Table I

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2. Applicant: Sam Gears
Location: 189 Carlisle Street
Mon. Co. Tax No.: 075.72-1-7
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 4.0-foot-high, closed-construction fence (90± 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
3. Applicant: Roberta Majka
Location: 810 Beach Avenue
Mon. Co. Tax No.: 046.02-2-34
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for a proposed deck (653± 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 163± feet (measured from the north right-of-way line of Beach Avenue), instead of the 145.0± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
4. Applicant: Lynn Frisbee
Location: 35 Fourth Avenue
Mon. Co. Tax No.: 026.30-1-24
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed house addition (10.0 feet x 20.0 feet; 200.0 square feet) to have a (west) side setback of 3.1 feet, instead of the 8.3 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for a proposed house addition (10.0 feet x 20.0 feet; 200.0 square feet) to have a (south) rear setback of 14.5± feet, instead of the 30.0 feet minimum required. Sec. 211-11 D (2), Table I
c) An area variance for a proposed lot coverage of 35.6%, instead of the 30.4% granted by the Board of Zoning Appeals on June 7, 2011. Sec. 211-11 D (2), Table I

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5. Applicant: Vision Hyundai
Location: 3740 West Ridge Road
Mon. Co. Tax No.: 073.02-1-72.2
Zoning District: BG (General Business)
Request: An area variance for the temporary outdoor storage or display of goods, merchandise or materials (motor vehicles) in existing parking spaces, where said storage or display shall not impede the passage of pedestrians, fire lanes, driveways or any parking spaces. Sec. 211-25 B (2)

Modification to Neighborhood Notification:

1. Applicant: Apple Latta II, LLC
Location: 2453 Latta Road (Orchard View Senior Apartments)
Mon. Co. Tax No.: 045.19-2-3.11
Zoning District: RMS (Multiple-Family Residential – Senior Citizen)
Request: a) An area variance for a proposed freestanding entrance identification sign (3.5 feet x 8.0 feet; 28.0 square feet), including decorative wall support, for a multiple-family dwelling development, where the maximum permitted sign area is 20 square feet. Sec. 211-52 A (3) (c)
b) An area variance for a proposed freestanding entrance identification sign to have a height of 3.5± feet, where the highest side of said sign shall not exceed 3.0 feet above the ground. Sec. 211-52 A (3) (d)

ADJOURNMENT:

NEXT MEETING: April 18, 2017