



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

APRIL 17, 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

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Old Business:

1. 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
 - e) An area variance for a proposed 6.0-foot-high, closed-construction fence (19± linear feet) on a proposed deck in a waterfront yard, where fences on decks are permitted only in rear yards; and for said fence to have a (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-47 C

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2. Applicant: Walmart Real Estate Business Trust
Location: 3800 Dewey Avenue
Mon. Co. Tax No.: 060.10-1-1.1, 060.10-1-15.1 & 060.10-1-16.1
Zoning District: BG (General Business)
Request: a) An area variance for proposed fifth (west side) building-mounted sign ("Lawn & Garden"; 58.35 square feet), instead of the four (4) building-mounted signs granted by the Board of Zoning Appeals on February 1, 2011. Sec. 211-52 B (2) (a) [1]
b) An area variance for proposed sixth (west side) building-mounted sign ("Pickup"; 65.43 square feet), instead of the four (4) building-mounted signs granted by the Board of Zoning Appeals on February 1, 2011. Sec. 211-52 B (2) (a) [1]
c) An area variance for a proposed (west side) building-mounted sign ("Grocery") to have a sign area of 41.05 square feet, instead of the 28.2 square feet granted by the Board of Zoning Appeals on February 1, 2011. Sec. 211-52 B (2) (a) [1] & Sec. 211-52 B (2) (c) [1], Table VII

New Business:

1. Applicant: Larry Stojkovic
Location: 97 Kirkstone Pass
Mon. Co. Tax No.: 059.03-5-71
Zoning District: R1-E (Single-Family Residential)
Request: a) A special use permit for a proposed in-law apartment (385± square feet) in an existing single-family dwelling. Sec. 211-11 (C) (2) (e)
b) An area variance for a proposed deck (17.0 feet x 18.0 feet; 306.0 square feet) to be located in a side yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)

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2. Applicant: Kevin Gielenfeldt
Location: 720 North Greece Road
Mon. Co. Tax No.: 044.04-2-41
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0-foot-high, closed-construction fence (247± linear feet) to be located in a front yard of a corner lot, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L
b) An area variance for a proposed 6.0-foot-high, closed-construction fence (10± linear feet) to be located on a corner lot in the portion of the rear yard which adjoins the front yard of an adjoining lot (623 Raspberry Patch Drive), where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)
3. Applicant: Robert Johansson
Location: 1226 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-43
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed deck (13.5 feet x 22.6 feet: 305.1 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 202.5± feet (measured from the north right-of-way line of Edgemere Drive) instead of the 200± feet maximum as established by the neighborhood average. Sec. 211-11 E (3)
b) An area variance for a proposed deck (305.1 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 (305.1 square feet) to have a (west) side setback of 2.4 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
d) An area variance for an existing shed (84.2 square feet) to have a (west) side setback of 0.5 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I
e) An area variance for proposed lot coverage of 25.4±%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

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4. Applicant: Mark Donadio
Location: 2442 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-58
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed addition (12.0 feet x 22.0 feet; 264.0 square feet) to an existing single-family dwelling, to have a (west) side setback of 2.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for a proposed lot coverage of 29.6±%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
5. Applicant: Linden/Parkway Properties, LLC
Location: 4370, 4432, 4400 Dewey Avenue & 1271 Latta Road
Mon. Co. Tax No.: 046.19-1-45, 046.19-1-2.1, 046.19-1-1, 046.19-1-2.2
Zoning District: DMU (Dewey Avenue Mixed Use)
Request: a) An area variance for a proposed freestanding sign at a business center to have a sign area of 160.0 square feet (8.6 feet x 18.6 feet, including decorative support area), instead of the 80.0 square feet maximum permitted. Sec 211-52 B (1) (d), Table VI

ADJOURNMENT:

NEXT MEETING: May 1, 2018

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