



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 7, 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 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: Stephen Costanza
Location: 127 Limerick Lane
Mon. Co. Tax No.: 088.03-2-34
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed detached garage (20.0 feet x 30.0 feet; 600.0 square feet), resulting in a total gross floor area of 1051± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots less than 16,000 square feet in area. Sec. 211-11 E (1), Table I

2. Applicant: Clifton Land Company LLC & SNORAC, LLC
Location: 3022 West Ridge Road
Mon. Co. Tax. No.: 074.13-1-1.1
Zoning District: BR (Restricted Business)
Request: A Use Variance for a car rental business, including service facilities (car wash) and outdoor storage of vehicles; a BG (General Business) use in a BR (Restricted Business) district. Section 211-17 (C)(3)(b)[3] & Section 211-17 (C)(3)(b)[4]

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New Business:

1. Applicant: Dennis Edwards
Location: 1862 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-8
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed dwelling to have an east side setback of 4.0 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2) Table 1

2. Applicant: Sarah M. Kretchmer
Location: 131 Leonard Road
Mon. Co. Tax No.: 060.48-1-1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 60.0 lineal feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec 211-46L

b) An area variance for a proposed 6.0 high, closed-construction fence to be located in a front yard and where a portion of said fence (10.0 lineal feet) is to be located within the clear visibility portion of a front yard, as established in Section 211-33 B, shall not exceed 3.0 ft. in height and shall be of open construction. Section 211-33 B & Section 211-46 D

3. Applicant: William M. Gunther
Location: 364 Crystal Creek Drive
Mon. Co. Tax No.: 045.01-17-18
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed structure (16.0 feet x 18.0 feet; 288 square feet; 3-season room); to be located a distance of 8.0 ft. from the water's edge of an existing in-ground pool, instead of the 10.0 feet minimum required. Sec. 114-12.1 (B) (2)

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4. Applicant: Louis & Mary Colangelo
Location: 214 Little Creek Drive
Mon. Co. Tax No.: 046.19-11-17
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed principal structure addition (9.0 feet x 14.0 feet; 126.0 sq. feet), to have an (east) side setback of 4.8 feet, instead of the 7.0 ft. minimum required. Sec. 211-11 D (2), Table I
5. Applicant: Alan Metelsky & Debra Hartman
Location: 505 North Drive
Mon. Co. Tax No.: 026.14-1-2.11
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (3 ducks) on a residential property with less than 10 acres. Sec. 211-30 B & Section 211-30 D
6. Applicant: Sydney L. Mooney
Location: 21 Shady Way
Mon. Co. Tax No.: 075.34-1-11
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure, (12.0 feet x 19.6 feet; 235.2 square feet; detached garage) following demolition of an existing detached garage, to have an east side setback of 3.4 feet, instead of the 6.0 feet minimum required. Section 211-11 E (1), Table I
b) An area variance for a proposed accessory structure, (12.0 feet x 19.6 feet; 235.2 square feet; detached garage) following demolition of an existing detached garage, to have a south side setback of 3.1 feet, instead of the 6.0 feet minimum required. Section 211-11 E (1), Table I

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7. Applicant: Dennis & Leanne Boyatzies
Location: 3054 Edgemere Drive
Mon. Co. Tax No.: 026.10-1-10
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principal structure two-story addition (20.6 feet X 22.0 feet) to have a rear setback of 6.0 feet (measured from the south property line), instead of the 30.7 feet minimum required. Section 211-11 D (2), Table I
b) An area variance for lot coverage of 26.8%, instead of the 25% permitted. Section 211-11 D (2), Table I
8. Applicant: Jeffrey T. Quigley
Location: 99 Heritage Drive
Mon. Co. Tax No.: 060.17-2-12
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed shed (10.0 feet x 14.0 feet; 140.0 square feet) to have a west side setback of 2.0 feet, instead of the 4.0 feet minimum required. Section 211-11 E (1) Table I
b) An area variance for a proposed shed (10.0 feet x 14.0 feet; 140.0 square feet) to have a north side setback of 2.0 feet, instead of the 4.0 feet minimum required. Section 211-11 E (1) Table I
9. Applicant: David W. & Nicole M. Mason
Location: 300 Strathmore Road
Mon. Co. Tax No.: 035.19-5-7
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing 6.0 feet high, closed-construction fence (approximately 105.0 lin. ft.) to be located in a front yard, where fences in a front yard shall not exceed 4.0 ft. in height and shall be of open construction. Sec 211-46L
b) An area variance for a proposed accessory structure (15.0 feet x 30.0 feet; above ground pool) to be partially located in a front yard, where accessory structures are permitted in rear yards only. Section 211-11 E (3)

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10. Applicant: Cornerstone Presbyterian Church
Location: 3201 Dewey Avenue
Mon. Co. Tax No.: 060.72-4-9
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed second freestanding sign (2.5 feet x 5.0 feet; 12.5 square feet), instead of the one existing 45.0 square foot freestanding sign (including the decorative masonry base), approved by the Board of Zoning Appeals on May 16, 1979. Section 211-52 A (2)
11. Applicant: 2018 Gateway Hotel LLC
Location: 400 Bellwood Drive
Mon. Co. Tax No.: 089.04-1-13.111
Zoning District: BG (General Business)
Request: An area variance for a proposed second (west side) building-mounted sign, with a sign area of 51.2 square feet instead of the one 162.5 square foot sign permitted. Section 211-52 B (2)(a)[1] & Section 211-52 B (2)(c)[1], Table VII

ADJOURNMENT:

NEXT MEETING: Tuesday, May 21, 2019

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