



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 6, 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

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: Mike Vargas
Location: 321 Manitou Beach Road
Mon. Co. Tax No.: 017.04-2-6
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for two (2) proposed single-story additions (780.0 square feet each; 1560.0 square feet total) to have a (south) front setback of 60.4 feet (measured from the north right-of-way line of Manitou Beach Road), instead of the 67.7± feet minimum required as established by the neighborhood average. Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed single-story addition (15.0 feet x 52.0 feet; 780.0 square feet) to have a (east) side setback of 7.5 feet, instead of the 10.0 feet minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for a proposed attached garage addition (15.0 feet x 52.0 feet; 780.0 square feet) to have a (west) side setback of 8.2 feet, instead of the 10.0 feet minimum required. Sec. 211-11 D (2), Table I
 - d) An area variance for existing and proposed accessory structures which result in a total gross floor area of 1248.2± 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: Liberty Dental Arts
Location: 2745 West Ridge Road
Mon. Co. Tax No.: 074.13-3-45
Zoning District: BP-2 (Professional Office)
Request:
 - a) An area variance for a proposed second (north side) building-mounted sign (12.9± square feet), instead of the one (1) 23.0-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

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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

New Business:

1. Applicant: Albert DeSalvo
Location: 91 Flynnwood Drive
Mon. Co. Tax No.: 045.01-2-27
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (113± 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
2. Applicant: Danielle DiPrima
Location: 180 Hampton Boulevard
Mon. Co. Tax No.: 046.20-8-21
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (142± 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

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3. Applicant: Mohamed Kabba
Location: 302 Ledgewood Drive
Mon. Co. Tax No.: 075.09-7-3
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (110± 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
4. Applicant: Jeffrey Jarvie
Location: 69 Lowden Point Road
Mon. Co. Tax No.: 026.15-4-22
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed in-ground pool (14.0 feet x 24.0 feet; 336.0 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as pools, are permitted only in rear yards. Sec. 211-11 E (3)
b) An area variance for a proposed in-ground pool (14.0 feet x 24.0 feet; 336.0 square feet) to have a (south) side setback of 4.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
5. Applicant: William Nicora
Location: 98 Valley Crest Road
Mon. Co. Tax No.: 060.49-3-3
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing deck (under construction) (7.0 feet x 19.0 feet; 133.0 square feet) located in the front yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)

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6. Applicant: Joy Barlow
Location: 4280 Dewey Avenue
Mon. Co. Tax No.: 046.19-7-41
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing shed (8.0 feet x 10.0 feet; 80 square feet) located in the (north) side yard, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3)
b) An area variance for an existing shed (8.0 feet x 10.0 feet; 80.0 square feet) to have a (north) side setback of 1.0± feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I
7. Applicant: Lori MacGregor
Location: 314 Carmas Drive
Mon. Co. Tax No.: 089.10-2-98
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0-foot-high, closed-construction fence (20± 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 (60± 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, where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)

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8. Applicant: JAPM Plaza, LLC (JoAnn Fabrics)
Location: 3042 West Ridge Road
Mon. Co. Tax No.: 074.01-1-4.1
Zoning District: BG (General Business)
Request:
- a) An area variance for a proposed (south side) building-mounted sign ("JoAnn"; 12.0 feet x 38.0 feet; 456.0 square feet), instead of the 279.0 square feet granted by the Board of Zoning Appeals on December 10, 1996. Sec. 211-52 B (2) (a) [1]
 - b) An area variance for a proposed second (south side) building-mounted sign ("Décor"; 15.8 square feet), instead of the one (1) 200.0-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - c) An area variance for a proposed third (south side) building-mounted sign ("Fabric"; 17.5 square feet), instead of the one (1) 200.0-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - d) An area variance for a proposed fourth (south side) building-mounted sign ("Craft"; 18.6 square feet), instead of the one (1) 200.0-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - e) An area variance for a proposed fifth (south side) building-mounted sign ("Yarn"; 17.2 square feet), instead of the one (1) 200.0-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

ADJOURNMENT:

NEXT MEETING: June 20, 2017