



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JULY 9, 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:**

None

**New Business:**

1.     Applicant:             Paul McGowan  
       Location:             152 Snowy Owl Ridge  
       Mon. Co. Tax No.:    044.04-8-23  
       Zoning District:     R1-E (Single-Family Residential)  
       Request:             Request for relief from testimony pertaining to an area variance granted by the Board of Zoning Appeals on March 5, 2019 allowing an entry (overhead) door from the back or west side.
  
2.     Applicant:             Christopher Frankenberger  
       Location:             12 Marlbank Drive (aka 66 Wye Bridge Drive)  
       Mon. Co. Tax No.:    045.15-1-25  
       Zoning District:     R1-E (Single-Family Residential)  
       Request:             An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 105.0 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. Section 211-46L
  
3.     Applicant:             Jagdish Mishra  
       Location:             17 Tawney Pointe (Private)  
       Mon. Co. Tax No.:    058.04-11-5  
       Zoning District:     R1-E (Single-Family Residential)  
       Request:             An area variance for a proposed 8.0 ft. high, closed-construction fence (approximately 159.0 lineal feet) to be located in a rear yard, where fences in a rear yard shall not exceed 6.0 feet in height. Section 211-47

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4. Applicant: Rickie L. & Christine E. Hetzel  
Location: 80 West Meadows Drive  
Mon. Co. Tax No.: 060.13-6-9  
Zoning District: R1-E (Single-Family Residential)  
Request: A Special Use Permit for an in-law apartment. Section 211-11 C (2)(e)
5. Applicant: Michael DiStefano II  
Location: 292 Melwood Drive  
Mon. Co. Tax No.: 088.02-3-26  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed in-ground pool (16.0 feet x 32.0 feet); to have a south side setback of 6.0 feet, instead of the 8.0 feet minimum required. Section 211-11 E(1), Table I  
b) An area variance for a proposed in-ground pool (16.0 feet x 32.0 feet); to have a east side setback of 6.0 feet, instead of the 8.0 feet minimum required. Section 211-11 E(1), Table I  
c) An area variance for a proposed in-ground pool (16.0 feet x 32.0 feet); to be located a distance of 8.0 ft. from the water's edge to a (principle) structure, instead of the 10.0 feet minimum required. Section 114-12.1 (B)(2)  
d) An area variance for lot coverage of 31.5% instead of the 25% permitted. Section 211-11 D(2), Table I
6. Applicant: Howard Hanna, Inc.  
Location: 2833 West Ridge Road  
Mon. Co. Tax No.: 074.13-3-41.1  
Zoning District: BG (General Business)  
Request: An area variance for a proposed second (north side) building-mounted sign, with a sign area of 35.8 square feet, instead of the one 156.2 square foot sign permitted. Section 211-52 B (2)(a)[1] & Section 211-52 B (2)(c)[1], Table VII

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**SPECIAL ZONING TOPIC:**

Applicant: The Talmudical Institute  
Location: 71 Maiden Lane (aka 588 Stone Road)  
Mon. Co. Tax No.: 075.25-1-3  
Zoning District: DMU (Dewey Mixed Use)  
Request: Relief of condition pertaining to an area variance granted by the Board of Zoning Appeals on June 4, 2019 that the new section of chain link fence along Maiden Lane be of a coated black vinyl material.

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, July 23, 2019**

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