



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 18, 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

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

BOARD OF ZONING APPEALS AGENDA
September 18, 2018

Old Business:

1. 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

2. Applicant: Augustin Ayan
Location: 2220 Latta Road
Mon. Co. Tax No.: 045.16-4-27.211
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow eight (8) dogs to be kept at a dwelling unit, instead of the maximum three (3) dogs permitted per dwelling unit. Sec. 211-30 A

3. Applicant: Geoffrey Simpson
Location: 2704 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-1-14.1
Zoning District: R1-18 (Single-Family Residential)
Request: An area variance for a proposed principal structure (single-family dwelling) to have a front (south) setback of 43.0± feet (measured from the north right-of-way line of Ridgeway Avenue), instead of the 319.4± feet minimum established by the neighborhood average. Sec. 211-11 D (1) (b)

BOARD OF ZONING APPEALS AGENDA
September 18, 2018

4. Applicant: Suzanne Blackburn
Location: 623 Raspberry Patch Drive
Mon. Co. Tax No.: 044.04-10-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (57± linear feet) to be located in a front yard of an interior lot, where fences in the front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46L

New Business:

1. Applicant: Emanuel Burgio
Location: 2174 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-24
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed shed (12.0 feet x 16.0 feet; 192.0 square feet) as a principal structure on a vacant lot. Sec. 211- 5 (Structure, Accessory).
2. Applicant: Betty Dueker
Location: 89 Labrador Drive
Mon. Co. Tax No.: 059.01-7-87
Zoning District: R1-E (Single-Family Residential)
Request: a) A special use permit for a proposed in-law apartment (735± square feet). Sec. 211-11 (C) (2) (e)
b) An area variance for an proposed in-law apartment to have a total gross floor area of 735± 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]

BOARD OF ZONING APPEALS AGENDA
September 18, 2018

3. Applicant: William Blanchard
Location: 133 Long Pond Road
Mon. Co. Tax No.: 034.02-1-12.1
Zoning District: R1-44 (Single-Family Residential)
Request: a) An area variance for a proposed deck (680± square feet) to be partially located in a waterfront yard, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a front setback of 725± feet (measured from the west right-of-way line of Long Pond Road), instead of the 419± feet maximum required as determined by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
b) An area variance for a proposed deck (680± square feet) to be partially located in the (west) side yard, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a (west) side setback of 9.0± feet instead of the 20.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
4. Applicant: Patricia Nacco
Location: 29 Lombardy Circle
Mon. Co. Tax No.: 058.02-10-18
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; 512.0 square feet) to be located in the (south) side yard, where accessory structures, such as pools, are permitted in rear yards only; and for said pool to have a (south) side setback of 7.0± feet (measured from the water's edge), instead of the 9.2± feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
b) An area variance for an existing deck (330± square feet) located in the (south) side yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA
September 18, 2018

5. Applicant: Jason Seffinga
Location: 45 Elmgrove Road
Mon. Co. Tax No.: 073.04-1-12
Zoning District: R1-18 (Single-Family Residential)
Request: a) A special use permit for a proposed in-law apartment (735± square feet). Sec. 211-11 (C) (2) (e)
b) An area variance for an proposed in-law apartment to have a total gross floor area of 735± 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 principal building (single-family dwelling) to have a (east) front setback of 60.3 feet (measured from the west right-of-way line of Elmgrove Road), instead of the 170.7± feet minimum required as determined by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I
6. Applicant: Lakeshore Community Church
Location: 3651 Latta Road
Mon. Co. Tax No.: 044.03-2-12.3
Zoning District: R1-44 (Single-Family Residential)
Request: a) An area variance for a proposed addition (1980± square feet) to an existing principal building to have a (west) side setback of 23.9 feet, instead of the 56.9± feet minimum required. Sec. 211-11 D (2), Table I, Sec. 211-17 B (4), Table III
b) An area variance for a proposed driveway to be located 2.0 feet from a residential district, instead of the 20.0 feet minimum required. Sec. 211-11 D (2), Table I, Sec. 211-17 B (4), Table III

ADJOURNMENT:

NEXT MEETING: October 2, 2018

J:\John Agenda Assignments\2018\Agenda 0904 2018