

**Zoning Board of Appeals
17th Agenda
October 3rd, 2024**

NEW APPLICATION

Request of Liz Llempen-Urrutia – 85 Cedar Flats Road – App. #24-06 (Area Variance)

Residential Alteration – Accessory Garage expansion

Town of Stony Point Zoning Code, Chapter 215, Article VII Supplementary Building Requirements, 215-30 C.

“For any accessory building having a height in excess of 15 feet, the additional footage in excess of 15 feet shall be added to the rear and side yard requirements.”

Proposed Building height = 16’-4” (measured to mean height between eave and ridge)

Minimum side & rear yard depth required = 11’-4”

Side yard depth proposed = 4’

Variance necessary = 7’-4”

Section: 14.02

Block: 1

Lot: 15.1

Zone: RR

PUBLIC HEARING

Request of Christopher Reagan – 4 Hidden Hills Drive – App. #24-03 (Area Variance)

Installation of 6' privacy fence within a 50' setback of lot line (residential)

Section 215-24 Side and rear yard and setback exceptions.

Section (C) - A fence or wall no more than four feet in height is permitted along any lot line and no more than six feet in height along that part of any lot line behind the required front yard. A fence or wall over the six-foot height is permitted, provided that it is set back from the lot line a distance equal to 2/3 its height

Section: 19.02

Block: 2

Lot: 39

Zone: RR

Request of Victor Zugibe, Jr. – 240 Bulsontown Road – App. #24-04 (Area Variance)

1 FAMILY - subdivide to build a new single-family house Lot#1 - 3 lot major realty subdivision

Town of Stony Point Zoning Code, Chapter 215, Article V Bulk Requirements, 215-15 Bulk Table, paragraph A requires: “...Each of the uses within each group is regulated by the bulk regulations for the indicated use group.”

Chapter 215, Article V Bulk Requirements, 215-15 A,

215 Attachment 15, Table of Bulk Requirements IA, column 3 requires:

Minimum lot width required = 175’

Lot width proposed = 80.4’

Variance necessary = 94.6’

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Chapter 215, Article V Bulk Requirements, 215-15 A,
215 Attachment 15, Table of Bulk Requirements IA, column 8 requires:
Minimum street frontage required = 100'
Street frontage proposed = 80.4'
Variance necessary = 19.6'

Section: 15.01

Block: 5

Lot: 13

Zone: RR

Request of Jennier Burke - 25 Fairview Drive - App. #24-05 (Area Variance)

Town Zoning Code chapter 215-A Bulk Table, attachment 15-part IA

Use group d.1, column 7, Required side and rear yard depth:

Minimum rear yard depth required = 10'

Proposed rear yard depth = 3.0'

Variance required = 7.0'

Minimum side yard depth required = 10'

Proposed side yard depth = 7.6'* (*dimension to encroaching neighboring building)

Variance required = 2.4'

Town Zoning Code chapter 215, Art VII, Supplementary Building Requirements

Chapter 215-30 Spacing, B. The distance between a principal building and an accessory building shall not be less than 15 feet.

Proposed spacing = 10.6'

Variance required = 4.4'

Section: 10.01

Block: 1

Lot: 48

Zone: RR

OTHER MATTERS

Approve the minutes of the meetings from March 21st, July 18th, and August 1st, 2024.

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