

**Zoning Board of Appeals
13th Agenda
July 7, 2022
7:00 PM**

AGENDA

DECISION

Request of Salvatore Fiola-8 Brooks Dr-App. #22-06 (Area Variance)

GARAGE:

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part II (215 attachment 16),

column 5 Required Side Setback/ Side Setback Total.

Minimum side setback required = 15'

Side setback provided = 5.9'

Variance necessary = 9.1'

Total combined side setback required = 40'

Combined side setback provided = 19.1'

Variance necessary = 20.9'

Section: 20.06 Block: 2 Lot: 13 Zone: R1

NEW APPLICATION

Request of Robert Varano-10 Tyler Place – App. #22-09 (Area Variance)

SUBDIVISION:

Chapter 215 Article V Section 215-15A, attachment 15 Table of Bulk Requirements part 1A – use group 'd.3', column 8

Requires minimum 100' street frontage

Proposed street frontage = 35'

VARIANCE necessary = 65'

Section: 15.03 Block: 1 Lot: 21.2 Zone: RR

PUBLIC HEARING

Request of Shamsi Fani & Miguel Reynoso Menieur-46 E. Main St-App. #22-07 (Area Variance)

DECK: creating/building deck from kitchen sliding door into backyard approx. 14ft

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part II (215 attachment 16), column 6 Required Rear Setback

Minimum rear setback required = 35'

Rear setback provided = 31'

Variance necessary = 3.5'

Section: 20.07 Block: 3 Lot: 21 Zone: R1

Request of Phillip Garabo-12 Griffin Place - App. #22-08 (Area Variance)

TWO STORY ADDITION (permit *amended* for 8' depth front porch addition)

Chapter 215 Zoning, Article V Bulk Requirements, § 215-15 attachment 16 Bulk Table Part II Zone R1, Use group h.1, column 6 requires 35' minimum front yard set-back.

Existing front porch provides 18.6' front yard set-back.
Proposed front porch addition allows for 10.6' front yard set-back.
VARIANCE required = 24.4' front yard set-back variance.

Section: 15.20 Block: 1 Lot: 57 Zone: R1

Request of Alexander Properties – 561 Willow Grove Rd-App. #22-05 (Area Variance)

DECK: Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15), column 5 Required Side Setback/ Side Setback Total.

Minimum side setback required = 30' - Side setback provided = 17'
Variance necessary = 13'

Total combined side setback required = 75'
Combined side setback provided = 27.6'
Variance necessary = 47.4'

column 6 Required Rear Setback
Minimum rear setback required = 50'
Rear setback provided = 32'
Variance necessary = 18'

GARAGE:

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15), column 4 Required Front Yard Setback
Minimum front yard setback = 50'
Front setback provided = 25'
Variance necessary = 25'

Chapter 215, Article VI Supplementary Yard and Setback Requirements, Section 215-22 General Requirements.
Accessory structures and uses are permitted within the required setback other than the front setback but not within any required yard.
Accessory Garage proposed to encroach 25' into required front yard.
Variance necessary = Allow accessory garage in required front yard

Section: 19.01 Block: 1 Lot: 21 Zone: RR