

**Zoning Board of Appeals
15th Agenda
September 1, 2022
7:00 PM**

AGENDA

DECISION

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

PUBLIC HEARING

Request of Lovett Substation- 45 Elm Ave – App. #22-11 (Area Variance)

Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 15' building height.

Proposed height = 36'
VARIANCE necessary = 21'

Chapter 215 Article VI Section 215-24(C) requires maximum height of fence 4' in front yard, 6' along any part of a lot line behind the required front yard.

Proposed fence height = 10' 1' barbwire, total 11'
VARIANCE necessary = 7'

Chapter 215 Article VI Section 215-24(C) requires fence setback equal to 2/3 the fence height where fence height exceeds 6'.

Proposed fence = 11' high (requires 7'-4" setback), 0' setback provided
VARIANCE necessary = 7'-4"

** Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 5% development coverage. Proposed coverage = 53%, VARIANCE necessary = 48% **

Section: 10.04 Block: 2 Lot: 15 Zone: RR

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

Request of Antonio & Minu Colaco-1 Van Buren St – App. #22-10 (Area Variance)

DECK: remove existing deck, construct new deck, expanding access to new pool

Chapter 215 Article V Section 215-15 A, attachment 16 Table of Bulk Requirements part II – use group 'h.1' column 6,
Minimum rear set-back required = 35'.
Proposed rear setback = 13.5'
VARIANCE necessary = 21.5'

Section: 15.01 Block: 2 Lot: 74 Zone: R1

Request of Carter Green-6 Cross Creek Lane – App. #22-12 (Area Variance)

Portico addition to front of house above front door (8'-0" extension, 10'-0" wide)

Zoning Code Article V, Section 215-15 A Bulk Table, 215 attachment 15, part 1A, column 4 - Front Set-back
Minimum Front Set-back required = 50'
Existing Front Set-back= 43.8'
Proposed Front Set-back = 35.8'
Front Set-back VARIANCE necessary = 14.2'

Section: 19.01 Block: 2 Lot: 36 Zone: RR

Request of Kimberly Knight-20 Miller Drive – App. #22-13 (Area Variance)

Residential Alteration- construct new garage, mud room, expand kitchen, expand dining room/family room, and renovate/alter second floor to add bathroom

Zoning Code Article V, Section 215-15 A Bulk Table, 215 attachment 16, part II, column 5 - Side Set-back (use group h.1)
Minimum Side Set-back required = 15' / Minimum combined side set-back req'd = 40'
Existing Side Set-back= 30.4' / combined side set-back = 54.9'
Proposed Side Set-back = 9.5' / combined side set-back = 34'
VARIANCES necessary = Side set-back = 5.5' / combined side set-back = 6'

Section: 15.03 Block: 3 Lot: 77 Zone: R1