

**Zoning Board of Appeals
2nd Agenda
January 16th, 2024**

DECISION

Request of Alan Stoll – 173 Wayne Ave – App. # 23-03 (Area Variance)

1 Family - subdivide to build a new single-family house

Chapter 215, Article V Bulk Requirements, 215-15 A,
215 Attachment 14, Table of Bulk Requirements II, column 2 requires:
Minimum lot area required = 40,000sf
Lot area proposed = 23,411sf
Variance necessary = 16,589sf

Section: 15.01

Block: 4

Lot: 57

Zone: RR

NEW APPLICATION

Request of Mountainside Manors LLC – 89 Lowland Hill Rd – App. # 25-01 (Area Variance)

Town of Stony Point Zoning Code section 215-94 (D) Noncomplying Lots

(1) "for all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(c) The minimum front and rear setbacks shall be 30 feet."

Proposed front setback = 6'

Front setback variance necessary = 24'

215-94 (D) Noncomplying Lots

(1) "for all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(c) The minimum front and rear setbacks shall be 30 feet."

Proposed rear setback = 10'

Rear setback variance necessary = 20'

215-94 (D) Noncomplying Lots

(1) "for all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(e) The maximum building height shall be 25 feet."

Proposed building height = 27.3'

Height variance necessary = 2.3'

Section: 20.07

Block: 3

Lot: 3

Zone: R1

CONTINUED PUBLIC HEARING

Request of Stephen Pettipas – 74 Beach Road – App. #24-10 (Area Variance)

1 FAMILY DETACHED DWELLING - construct new 2 story house & appurtenances

215-94 (D) Noncomplying Lots

"For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(c) The minimum front and rear setbacks shall be 30 feet."

Proposed rear setback = 24'

Variance necessary = 6'

215-94 (D) Noncomplying Lots

"For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(e) The maximum building height shall be 25 feet."

Proposed building height = 32.6' *

Variance necessary = 7.6'

* Note: parcel located in flood hazard zone which requires building to be elevated.

Section: 15.20

Block: 1

Lot: 11.1

Zone: R1

Request of Richard Steinberg - 7 Highview Avenue - App. #24-11 (Area Variance)

1 FAMILY DETACHED DWELLING - construct new 2 story house & appurtenances

215-94 (D) Noncomplying Lots

"For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(d) The minimum lot width and lot frontage shall be 75 feet."

Existing lot width = 50'

Proposed lot width = 50'

Variance necessary = 25' (width)

Existing lot frontage = 50'

Proposed lot frontage = 50'

Variance necessary = 25' (frontage)

Section: 20.07

Block: 3

Lot: 72

Zone: R1