

**Zoning Board of Appeals  
22<sup>nd</sup> Agenda  
December 19<sup>th</sup>, 2024**

**DECISION**

**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**

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**Request of Jennifer 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**

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**CONTINUED PUBLIC HEARING**

**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**