

**Zoning Board of Appeals**  
**8<sup>th</sup> Agenda**  
**April 17<sup>th</sup>, 2025**

**DECISION**

**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)

<b>Section: 20.07</b>	<b>Block: 3</b>	<b>Lot: 72</b>	<b>Zone: R1</b>
-----------------------	-----------------	----------------	-----------------

---

**PUBLIC HEARING**

**Request of Galo Barros – 10 Major Andre Dr – App. #25-02 (Area Variance)**

**New 1-Family dwelling and appurtenances (replacing former 1-Family)  
(former noncomplying house demolished, except foundation)**

Town of Stony Point Zoning Code Article III Districts, Map  
Section 215-9 Compliance Required:  
F. “No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector shall find that the use shall conform to the standards set forth in this chapter.”

Town of Stony Point Zoning Code Article XIV Noncomplying Uses and Noncomplying Bulk  
Section 215-95 Additional requirements:

E. “Damage and destruction. A building or structure... noncomplying as to bulk, damaged by fire or other causes to the extent of 75% of last full value as shown in the records located in the Town Assessor's office, excluding the assessed valuation of the land thereof, shall not be repaired or rebuilt except in conformity with the requirements of this chapter. Any building, structure or any part thereof... noncomplying as to bulk which is damaged to an extent less than 75% of last full value as shown in the records located in the Town Assessor's office, excluding the assessed valuation of the land, may be repaired, provided that a building permit is obtained within one year after such damage; otherwise, such building, structure or part thereof shall thereafter... comply with the bulk requirements of this chapter.”

<b>Section: 20.15</b>	<b>Block: 1</b>	<b>Lot: 24</b>	<b>Zone: R1</b>
-----------------------	-----------------	----------------	-----------------

**\*\* Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. \*\***