

**Zoning Board of Appeals
13th Agenda
July 18th, 2024**

NEW APPLICATION

Request of Mary O'Brien – 52 Gilmore Drive – App. #24-02 (Area Variance)

Residential Addition - add ground floor master bedroom & ADA accessible bathroom

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II

Use group d.1, column 5, Required side setback / total side setback:

Minimum side yard setback required = 15' / 40'

Existing side yard setback = 18.7' / 49.0'

Proposed side yard setback = 9.7' / 28.4'

Side yard setback variance required = 5.3' / 11.6'

Section: 15.01

Block: 2

Lot: 26

Zone: R1

Request of Christopher Reagan – 4 Hidden Hills Drive – App. #24-03 (Area Variance)

Installation of 6' privacy fence within a 50' setback of lot line (residential)

Section 215-24 Side and rear yard and setback exceptions.

Section (C) - A fence or wall no more than four feet in height is permitted along any lot line and no more than six feet in height along that part of any lot line behind the required front yard. A fence or wall over the six-foot height is permitted, provided that it is set back from the lot line a distance equal to 2/3 its height

Section: 19.02

Block: 2

Lot: 39

Zone: RR

Request of Victor Zugibe, Jr. – 240 Bultontown Road – App. #24-04 (Area Variance)

1 FAMILY - subdivide to build a new single-family house Lot#1 - 3 lot major realty subdivision

Town of Stony Point Zoning Code, Chapter 215, Article V Bulk Requirements, 215-15 Bulk Table, paragraph A requires: "...Each of the uses within each group is regulated by the bulk regulations for the indicated use group."

Chapter 215, Article V Bulk Requirements, 215-15 A,

215 Attachment 15, Table of Bulk Requirements IA, column 3 requires:

Minimum lot width required = 175'

Lot width proposed = 80.4'

Variance necessary = 94.6'

Chapter 215, Article V Bulk Requirements, 215-15 A,

215 Attachment 15, Table of Bulk Requirements IA, column 8 requires:

Minimum street frontage required = 100'

Street frontage proposed = 80.4'

Variance necessary = 19.6'

Section: 15.01

Block: 5

Lot: 13

Zone: RR

**** 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. ****