

**Zoning Board of Appeals
15th Agenda
September 5th, 2024**

PUBLIC HEARING

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 Bulsontown 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. ****

NEW APPLICATION

Request of Jennier 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