

**TOWN OF GLENVILLE
ZONING BOARD OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals will meet at the Glenville Municipal Center, 18 Glenridge Road, Glenville, NY 12302-4518 on **Monday, November 27, 2017** at 7 p.m. to hear all persons interested in the following applications as provided for by the Zoning Ordinance of the Town of Glenville.

Application of Thomas Osborne, 28 Pashley Road, Glenville, NY 12302 for 3 Area Variances associated with the proposed construction of a new 36' x 36' attached accessory structure/garage. The property is located in the Suburban Residential Zoning District and is identified on tax map: 15.16-1-1.

In accordance with the Codes of the Town of Glenville, the following area variances are being requested.

- 1) **270-9, D:** No accessory building shall exceed 15 feet in (mean) height. The applicant states the mean height is 17'. Therefore, a 2' height variance is being sought.
- 2) **270-9, G, 2:** The maximum square footage of an accessory structure is 576 s/f. The proposed garage is 1,296 s/f. Therefore a variance of 720 s/f from this section of code is being sought.
- 3) **270-9, G, 4:** The combined footprint of all accessory structures may not exceed 75% of the footprint of the dwelling. 75% of the footprint of the dwelling is 630 s/f. The applicant is seeking a variance of 666 s/f from this section of code.

Application of Top Dog Enterprises, 1571 Central Avenue, Albany, NY 12205 for 4 Area Variances associated with the change of use of **267 Saratoga Road, Glenville NY 12302** from a single family dwelling to a non-residential use of a real estate office. The property is located in the Community Business and Town Center Overlay Districts and is identified on tax map 22.7-5-19.

In accordance with the Codes of the Town of Glenville, the following area variances are being requested:

- 1) **270-73, B, 1:** Every parking space will be at least 9 1/2 feet wide and 18 feet long. The applicant proposes four 9' wide parking spaces. Therefore, a variance of .5' per space is requested.
- 2) **270-141, B, 3:** Any property being developed for nonresidential purposes or multifamily development will maintain a minimum of 25 feet of green space between the street right-of-way and the parking lot. Landscaping and/or curbing is required in order to prevent vehicle incursion. Furthermore, no vehicles will be parked in this twenty-five-foot green area. The applicant proposes a parking area/spaces beginning at 5' from the property line increasing to 9' from the property line with 0' of green space. Therefore the applicant is seeking a variance of **(A)** 25' for parking setback to a ROW and **(B)** total relief from the required 25' of green space to the ROW.
- 3) **270-73, C, 4:** ... A parking lot (including its entrance and exit driveways) serving a nonresidential or multifamily use may not be located any closer than 40 feet to the property line of a single- or two-family dwelling. However, the entrance and/or exit driveway may be located as close as 10 feet to the adjacent property line, if a greater distance would limit sight distance and result in a possible traffic hazard. The applicant proposes a parking lot 5.5' from the property line of a residential property. Therefore, a variance of 34.5' is requested.
- 4) **270-Attachment 1:** The minimum front setback in the CB zoning district with the projection allowance for uncovered steps and porches per 270-7,G, 4 is 34'. The applicant is seeking to construct an uncovered accessible ramp 13' from the front lot line. Therefore a variance of 21' is requested.

Continuation Items:

Application of Anthony & Virginia Mushaw, 188 Sunnyside Road, Glenville, NY 12302 for an Area Variance (Continued from October 2017)

Application of Angela Cooke, 111 First Street, Scotia, NY 12302, for a Use Variance for property at 14 Riverside Place, Alplaus, NY 12008. (Continued from October 2017)

**By Order of the Chairman
Zoning Board of Appeals
Town of Glenville**