

**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, February 26, 2018** at 7 p.m. to hear all persons interested in the following applications as provided for by the Codes of the Town of Glenville.

**Application of John Reiner, 990 Gower Road, Glenville, NY 12302** for two area variances that will allow for the construction of a new 54' x 80' (4,320 s/f) detached accessory building for the storage of personal items and equipment. Said property is located in the Rural Residential Zoning District and is identified on tax map: 13.00-2-30.111

The applicant is seeking variances from the Codes of the Town of Glenville as follows:

- 1) 270-9,D: Height – No accessory building or structure shall exceed 15' in height in any residential zoning district. The building has a 20' 6" mean height. Therefore the applicant is seeking a variance of 5'6" from this section of the code.
- 2) 270-9,F(2): Maximum size – No accessory building or structure shall exceed 1,200 s/f in the RRA Zoning District. The building is 4,320 s/f. Therefore the applicant is seeking a variance of 3,120 s/f from this section of the code.

**Application of Thrive Chiropractic, 353 Saratoga Road, Glenville, NY 12302** for two sign variances that will allow for the placement of a new 8' high, 8.75 s/f monument sign 5' from the front and side property lines. Said property is located in the Professional Residential Zoning District and is identified on tax map 15.19-3-10.

The applicant is seeking variances from the Codes of the Town of Glenville as follows:

- 1) 270-69, B(1) – Maximum of 15 s/f of total sign display area is permitted. Said sign may be a wall sign, monument/ground sign or combination of both.. The property has an existing 10 s/f wall sign. This additional monument sign would bring the total square footage of all signs to 18.75 s/f. Therefore the applicant is seeking a variance of 3.85 s/f from this section of the code.
- 2) 270-69, B(2) – One ground sign is permitted and must be located a minimum of 20 feet from all property lines. The applicant is proposing 5' setbacks from the front line along NYS Rt.50 and the northern side lot line. Therefore, he is seeking a variance of 15' from the front and 15' from the side lot line.

**Application of John & LuAnn Schermerhorn, 2043 Amsterdam Road, Glenville, NY 12302** for an Area Variance that will allow for the placement of a 4' 8" high fencing in the front yard. This fence has already been installed. Said property is located in a Suburban Residential Zoning District and is identified on tax map 29.00-4-3.

The applicants are seeking a variance from the Codes of the Town of Glenville as follows:

- 1) 270-52,C,(2) – Fences on residential properties will not exceed four feet in height in the front yard, including along the side lot lines to the front of the front plane of the dwelling. Therefore, the applicants are seeking an 8" variance from this section of the code.

**Application of John & LuAnn Schermerhorn, 2043 Amsterdam Road, Glenville, NY 12302** for an Area Variance that will allow for the placement of 46' x 10' dog kennel and run in the front yard. These structures are already in place. Said property is located in a Suburban Residential Zoning District and is identified on tax map 29.00-4-3.

The applicants are seeking a variance from the Codes of the Town of Glenville as follows:

- 1) 270-9, C – No permitted accessory structures shall be located in any front yard. Dog houses and similar structures for pets are a listed permitted accessory structure. Therefore, the applicants are seeking total relief from this section of the code.

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