

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**

**Thursday, April 12, 2018**

New Submission Date: April 30, 2018

Next ZBA Meeting: May 10, 2018

**CALL TO ORDER TIME: 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.**

---

## **Old Business**

### **Perkins, Michael, 30 Bell Dr., 88.17-6-21, in R ¼ Zone.**

*Applicant is proposing to build a two-bay garage on their property. The property is on a private road with three homes. The driveway is on the side/rear side of the home. The garage would be between the home and the private road. A shed was constructed on the property years ago with a building permit. The applicant is taking the shed down and building a garage. The garage is going to be 26 x 22 with an 8-foot lean-to on the side facing the home. Applicant is seeking interpretation of where the front yard is from the ZBA.*

### **100-8 Terms Defined.**

Definition:

Yard, front

A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.

### **100-16 Regulations applicable to accessory buildings and structures in residential districts.**

The provisions of this chapter applying to residential districts shall be subject to such exceptions, additions or modifications as are herein provided by the following regulations applicable to accessory buildings and structures:

#### **A.**

Location.

[Amended 6-8-2011 by L.L. No. 2-2011]

#### **(1)**

No accessory building shall be located within a front yard.

**(2)**

An accessory building with gross floor area less than 250 square feet may be located within and/or outside the parameters of the required side yard setback or required rear yard setback, provided that such accessory building shall be set back five feet from any lot line, and all such accessory buildings, in the aggregate, shall not occupy more than 30% of the area of the required rear or side yard. Accessory buildings larger than 250 square feet must comply with the setbacks of the zone in which they are located.

*At the meeting on 03.08.18 the ZBA requested the Building Department file, measurements of the existing house from the property lines (provided by homeowner/contractor), and the Town of Lloyd Code definition of a road for the meeting on 04.12.18.*

**100-8** Terms defined.

**Road**

A private or public right-of-way serving as a means for vehicular and pedestrian travel, over which the abutting owners have the right of access, either existing or shown upon a subdivision plat approved by the Town Planning Board as provided by law or on a plat duly filed and recorded in the office of the County Clerk.

**New Business**

**Clark, Ralph, 6 Carolyn Drive, 94.2-4-7, in TR 1 Zone.**

*Applicant is seeking a residential area variance in order to build a porch on their existing residence closer to the road than what the code allows. The required footage from the structure to the road is 30', the actual distance from the porch to the road would be 21.7'. The applicant is seeking a relief from the ZBA of 8.3'.*

**Pavlovich and Company, LLC, 185 South St, 87.3-5-29, in A Zone.**

*The applicant is seeking a use variance from the ZBA to convert their property, a legal single-family dwelling, in A Zone (Agricultural) to commercial office use. The commercial use of the property has expired. It last received a commercial site plan in 2005, and since that site plan was never completed, the site plan is no longer valid.*

**Minutes to Approve:**

March 8, 2018