

TOWN OF VICTOR ZONING BOARD OF APPEALS

May 20, 2019 – 7:00 p.m.

Town of Victor Town Hall, 85 E. Main Street, Victor, NY 14564

RESULTS

7:00 p.m. Pledge of Allegiance

7:05 p.m. Approval of Minutes 5/06/2019

PUBLIC HEARING

1. TWO INTERPRETATION REQUESTS FOR THE SAME CODE SECTION 7-Z-19

APPROVED

The Interpretation Requests are to determine if townhomes are allowed in a Residential-1 zoned district. (§211-19) The regulations/definitions of one and two family dwellings need to be clarified for single and townhouse dwellings per applicant. The requests are in regards to the proposed Piper Meadows subdivision.

2. LA-Z-BOY FURNITURE – AREA VARIANCE SIGN 12-Z-19
40 Eastview Mall Drive

TABLED UNTIL JUNE 3rd MEETING

The applicant is requesting an area variance for two signs to be constructed. One on the North elevation and one on the East elevation. The proposed sign on the north elevation will be 141 sf. The linear distance of this space is 124 feet. §165-5B(3) indicates that one sf of signage is allowed per linear foot of frontage on an elevation. The proposed sign on the east elevation is 95 sf which would be code compliant except that the Stickley sign on the east elevation has been indicated that it will remain. An area variance is required as Stickley will no longer have frontage on this elevation.

3. ZWEERS SHED & FENCE – AREA VARIANCE 13-Z-19
7272 Gillis Road

Code §211-41(I) states fences shall be constructed so the finished side faces toward the adjacent property. The applicant is **DENIED** keeping his fence facing his own property.

TABLED UNTIL JUNE 3rd MEETING

The applicant is requesting an area variance for a shed that is located closer than 15 feet to the side lot line and for a fence that extends beyond the front line of the house. Code requires a 15 foot side setback and more specifically §211-20C states that accessory structures, such as storage sheds, must observe a 15 foot property line setback on residentially zoned property.

4. MOUSSALLEM STORAGE SHED – AREA VARIANCE
920 Willis Hill Road

11-Z-19

APPROVED

The applicant is requesting approval of an area variance for placement of a storage shed forward of the front line of the primary structure, whereas §211-31G(2) states no accessory structure shall be forward of the primary building.

5. ENGLISH DECK/PORCH – AREA VARIANCE
6266 Murphy Drive

14-Z-19

TABLED UNTIL JUNE 3rd MEETING

The applicant is requesting removal of a handicap ramp and proposes replacing it with a 6' x 12' open porch/deck. §138-6(A) states there shall be 20 feet from the road right-of-way, but no less than 25 feet from the edge of the road pavement. On a corner lot, there shall only be one front setback, which shall be measured from the driveway side of the manufactured home unit.

Information and plans available for review at the Planning & Building Office located at 85 East Main Street. All public are welcome to attend meetings. Written comments may be directed to planning@town-victor-ny.us or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040.