

4. James Gehring 56 Jack Road Area Variance

This application is for an area variance in the R-3 District. The petitioner is requesting to construct an overhang on an accessory structure that is 10FT x 53FT.

1) Per Section 6-8-1(B) the total floor area of all accessory structures ... shall not exceed 75% of the principal structure.

Allowable accessory area:	1550 SF
Proposed accessory area:	1908 SF
Overage:	358 SF or 23%

5. Greg Fowler 118 Hendricks Blvd. Area Variance

This application is for an area variance within the R-3 District to permit an air conditioning condensing unit to be within 1 foot of the side property line.

1) Per Section 2-5-2A(e) air conditioning structures shall not be located closer than 3 feet to any property line.

Required setback:	3 FT
Proposed setback:	1 FT
Short of required:	2 FT or 67%

6. Pyramid Contractor, LLC 1815 Eggert Road Area Variances

This application is for several area variances within the GB District to permit the re-development of an existing vacant retail building.

1) Per Section 4-4-2B proposed vehicle use areas shall be a minimum of 15 feet from residential property lines.

Required setback:	15 FT
Proposed setback:	4 FT
Short of required:	11 FT or 73%

2) Per section 4-8-2 proposed vehicle use areas shall be setback a minimum of 10 feet along a side yard which faces a street.

Required setback:	0 FT
Proposed setback:	10 FT
Short of required:	10 FT or 100%

3) Per section 4-8-6D(1) storefront window displays shall cover a minimum of 25 % of those facades facing a public right of way.

Requirement:	25 % of wall (facing Sweethome Rd.)
Proposed:	6% of wall
Short of required:	19 FT or 76%

1815 Eggert Road cont.

4) Per section 7-1-5 & 7-1-6 any change in use that increases required parking, shall provide parking in accordance with the “schedule of parking requirements”

Requirement:	16 parking spaces
Proposed:	10 parking spaces
Short of required:	6 parking spaces or 63 %

5) Per section 7-1-9A(2) minimum drive aisle width for vehicle use areas shall be 24 feet for two way travel.

Requirement:	24 feet in width
Proposed:	15 feet minimum
Short of required:	9 feet or 63 %

6) Per section 7-2-3A(2) A landscaped area with a minimum average width of 3 feet shall be provided adjacent to a building and an off-street parking area, except at covered pedestrian walkways.

Requirement:	3 feet in width
Proposed:	0 feet minimum
Short of required:	3 feet or 100 %

7) Per section 7-2-3A(3)(c) interior landscaped islands shall have a minimum width of 8 feet.

Requirement:	8 feet in width
Proposed:	3.4 feet minimum
Short of required:	4.6 feet or 43 %

8) Per section 7-2-4A(1) & 7-2-4A(2) front yards shall be suitably landscaped and vehicle use areas shall also be screened along the street.

Petitioner is seeking a reduction in quantity of plantings along Eggert Road and reduction in screening along a portion of Sweet Home Road, adjacent to the proposed parking area.

9) Per section 7-2-4B(4) requires screening adjacent to residential zoning districts.

Petitioner desires to utilize an existing deciduous hedge along residential zoning district as his/her required screening.

7. National Fuel Gas Co. 6363 Main Street Area Variance

This application is for an area variance within the OB District to permit the maintenance of a non-conforming ground sign.

1) Per Section 7-8-4(B)(1)(a) one ground sign shall be permitted for each individual building.

Requirement:	1 sign per building
Proposed:	Re-utilize 1 of 3 existing ground signs

8. ECP, LLC 6286 Main Street Area Variance

This application is for an area variance in the GB District. The petitioner is requesting relief from the requirement to provide hedges adjacent to his/her vehicle use area along the road right of way (Stonham Way).

1) Per Section 7-2-4A(2) vehicle use areas located adjacent to a public street shall be screened from the street with tree and shrub plantings, earthen berms, walls or a combination of these methods.

9. Morgan Property Mgt. 3310 & 3340 Millersport Highway Area Variance

This application is for area variances in the MFR-4A District. The petitioner is seeking relief from the requirement to provide screening along the mutual interior property line separating both of his/her properties and; relief from the maximum allowable lighting lumen levels along the aforesaid mutual interior property line.

1) Per Section 7-2-4B(1) a high impact screen shall be provided between the vehicle use area and the nearest property line. The petitioner is seeking relief on the requirement to provide screening along his/her property line which separates his existing apartment complex and his proposed apartment complex.

2) Per section 7-3-4(D) all outdoor lighting shall be designed and located such that the maximum illumination measured at the property line on adjacent residential uses does not exceed 0.2 foot candles.

Requirement:	0.2 foot candles maximum
Proposed:	4.9 foot candles
Over maximum:	4.7 foot candles

10. 5275 Millersport Highway LLC 5275 Millersport Highway Area Variances

This application is for area variances in the OB District. The petitioner is seeking a relief to the high impact requirements due to the existing vegetation that is present.

1) Per Section 7-2-4(B)(1) proposed office use adjacent to single family residential requires high impact screening.

11. John Adornetto 127 Fox Hunt Lane Area Variance

This application is for an area variance in the R-2 District. The petitioner is requesting to place an accessory structure in the side yard.

1) Per Section 3-5-2(B) a thirty (30) foot setback is required for an accessory structure on a corner lot.

NOTES:	
Required setback:	30 FT
Proposed setback:	6 FT
Short of required:	24 FT or 80%

