

****AGENDA****
TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
MARCH 3, 2016
7:00 pm

Review minutes of February 4, 2016

PUBLIC HEARING:

1. Janos & Maria Imre

68 Gardner Hollow Road – proposed 26' x 30' detached garage.

Area Variance – front yard – 155-26 A(1)(c) Shall be located no closer to the street than the front of the primary structure.

Area Variance – 155-26 A(1)(d)(1) Shall respect the scale and character of the principal structure and shall not exceed 25% of the principal structure in bulk. Proposed 780 sq. ft. allowed 380 sq. ft. – variance needed 400 sq. ft. (51.25%)

Grid # 6858-00-086983

Zone R-45

2. William Utter

Willow Drive – proposed Single Family Dwelling

Area Variance – 280a – required street frontage – 155-22 E (see attached)

Grid # 6659-00-025548

Zone R-90

3. Lydia Balioni

22 Utter Drive – proposed Riding Arena & 2 Barns

Area Variance – 155-26 A(1)(d)(1) Shall respect the scale and character of the principal structure and shall not exceed 25% of the principal structure in bulk.

Grid # 6757-00-137739

Zone R-45

ARTICLE IV: General Regulations

§ 155-21. Compliance with regulations required.

- A. No building shall be erected and no existing building shall be moved, altered, added to or enlarged nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses hereinafter listed as permitted in the district in which such building or land is located.
- B. No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located.
- C. No building shall be erected and no existing building shall be altered, enlarged or rebuilt nor shall any open space surrounding any building be encroached upon or reduced in any manner except in conformity with Schedule B, Schedule of Bulk Regulations, Editor's Note: Schedule B is included at the end of this chapter. Hereinafter designated for the district in which such building or open space is located.
- D. In interpreting and applying this chapter, the requirements contained herein are declared to be the minimum requirements for the protection of the public health, morals, safety, comfort, convenience and general welfare. Where the provisions of any other statute, bylaw, ordinance or regulation impose a greater restriction than is required by this chapter, the provisions of such statute, bylaw, ordinance or regulation shall govern.

§ 155-22. General supplementary regulations.

The provisions of this Chapter shall be subject to such exceptions, additions or modifications as herein provided by the following general supplementary regulations:

- A. Lot for every building. Every building hereafter erected shall be located on a lot as herein defined, and there shall be not more than 1 principal building on 1 lot, except as specifically permitted elsewhere in this chapter.
- B. Yard for every building. No part of a Yard or other open space provided about any building or on any lot for the purpose of complying with the provisions of this Chapter shall be included as any part of the Yard or open space for any other building or any other lot.
- C. Subdivision of a lot. Where a lot is hereafter formed from the part of a lot already occupied by a building, such separation shall be effected in such manner that each lot thus created conforms to all of the requirements of this Chapter and the Town Subdivision Regulations. Editor's Note: See Ch. 130, Subdivision of Land.
- D. Irregularly shaped lots. Where a question exists as to the proper application of any of the requirements of this Chapter to a particular lot or parcel because of the peculiar or irregular shape of the lot or parcel, the Zoning Board of Appeals shall determine how the requirements of this Chapter shall be applied.
- E. Required street frontage. No building permit shall be issued for any structure unless the lot upon which that structure is to be built has a frontage not less than required in this Chapter on a street or highway and as defined by Town Law § 280-a.
- F. Accessory structures. If any accessory structure is attached to the principal structure, including attachment by means of a breezeway or a roofed passageway, it shall comply in all respects with the