

****AGENDA****
TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
MAY 5, 2016
7:00 pm

Review minutes of April 7, 2016

PUBLIC HEARING:

1. **Richard & Allison Armstrong** proposed 26' x 32' detached garage
105 Hillside Road
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 832 sq. ft. allowed 565 sq. ft. - variance needed 267 sq. ft. (36.78%)
Grid # 6859-03-161333
Zone R-45

2. **Christopher Vanacore** – existing 12' x 14' shed
41 Morgan Lane
Area Variance – rear yard – existing 6.87' – required 35' – variance needed 28.13'
Grid # 6757-00-491979
Zone R-45

3. **Stilwell Manriquez** – proposed front porch & addition
33 Cypher Lane
Area Variance – front yard – proposed 37' – required 50' – variance needed 13'
Grid # 6758-00-015258
Zone R-45

4. **Peter & Rose Bo** proposed second floor 2 additions & existing 12' x 16' shed
358 Clapp Hill Road
Addition #1 - Area Variance – front yard – proposed 28.875' - required 75'
variance requested 46.125'
Addition #2 – Area Variance – front yard – proposed 14.29' – required 75'
variance requested 60.71'
Area Variance – side yard – proposed 14.4' – required 30'
variance requested 15.60'
Window seat dormer – Area Variance – front yard – proposed 30.375' – required 75'
variance requested 44.625'
Roof over entry – Area Variance – front yard – proposed 15.20' – required 75'
variance requested 59.80'
Shed – Area Variance – front yard – proposed 11.90' – required 75' – variance requested 63.10'
Lot Coverage – proposed 16.7% - required 12% - variance requested 4.7%
Grid # 6659-00-172498
Zone R-90