

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: March 28, 2013
Re: ZBA AGENDA – APRIL 9, 2013

The Zoning Board of Appeals will hold their regularly scheduled meeting on Tuesday, April 9, 2013, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Continuation of an adjourned public hearing on the request of Isaac Gutierrez, 2676 West Main Street seeking the following area variances to be able to convert the street level of his building into an apartment (1) first floor minimum livable space required is 1,400 sq. ft. and he has only 1,360 sq. ft., thus needing a variance of 140 sq. ft., (2) lot coverage – required is 10,000 sq. ft. and he has only 2,178 sq. ft. , thus needing a variance of 2,822 sq. ft. and (3) required parking is 4 off street spaces and he has 0 off street parking – thus needing a variance of 4 spaces.

Request of Luis Pinto (LA Proprieded de Maya, LLC), 2778 West Main Street seeking a use variance to be able to have two dwelling units at 2778 West Main Street which is not allowed by code. (Building is located in a General Business Zone where residential units are not allowed). Proposal is to add a second floor to an already existing building (previously used as a Laundromat). First floor would be used for retail and second floor is proposed to be two one bedroom apartments. They are also seeking an area variance because the two requested apartments are undersized. Required sizes of apartments are 750 sq. ft. and proposed is 612 sq. ft.)

Request of Daniel J. Kiernan, 61 S. Remsen Avenue seeking an area variance from Section 151-16(A) to be able to construct a 360 sq. ft. deck to the rear of his property. Property is located in an R7.5 zone and the maximum building area is 30 percent of lot area. He is allowed to cover 2,625 sq. ft. of his lot and existing is 2,993 sq. ft.

Request of Redl's Towing, 801 Main Street, Poughkeepsie seeking an Interpretation to Section 151-16(B) of the Zoning Ordinance for the General Business zone. They are proposing to maintain and operate an office and secure vehicle storage at 7 Delavergne Avenue. There is no provision in the GB zone for this type of use. There is a provision for "auto sales and service, motor vehicle garage" which does not specifically name storage of vehicles. If the ZBA should interpret the Code in their favor, they are also seeking an area variance from Section 151-16(B) to be able to construct a shed 2 ft. from the property line (required is 25 ft.) and an area variance from Section 151-13(F)(2)(a) "Motor vehicle sales and service" to be able to park vehicles within 2 ft. from a residential district boundary (required is 20 ft. from a residential district boundary).