

**PENDLETON ZBA AGENDA
TUESDAY, 12/18/18 7:00 PM**

1. Public Hearings

Miller, Brian – 5874 Fisk Rd

Owner wishes to construct 1,920 sq. ft. accessory structure (32 ft. x 60 ft.) where there is an existing 1,040 sq. ft. (26 ft. x 40 ft.) structure for a total aggregate accessory structure size of 2,960 sq. ft. Maximum allowed per Town Code §247-13.E(2) is 1200 sq. ft.

Town Ordinance Affected: §247-13.E(2)

Area Variance Sought: 1,760 sq. ft. accessory structure size

Current Zoning: R2 – Medium Residential

Size of Parcel: 6.98 acres

2. Open regular meeting of ZBA

3. Changes to agenda

4. New Inquires to ZBA

5. Review minutes from prior meeting (11/27/18) – see minutes posted on www.pendletonny.us

6. Deliberation of Hearings

a. Miller, Brian – 5874 Fisk Rd.

b. Meyer, Don – 5924 Fisk Rd. (Hearing date: 11/27/18) Owner wishes to construct 1800 sq. ft. accessory structure (45 ft. x 40 ft.) where maximum allowed per Town Code §247-13.E(2) is 1200 sq. ft. Area variance sought is 600 sq. ft. accessory structure size. Property is 5.1 acres and zoned R2 Medium Residential.

7. Correspondence. TBD – based on inbox at Town Hall

8. Special Topics

a. Code of Ethics

b. Sexual Harassment Policy

9. Miscellaneous ZBA items:

a. Attendance: next meeting

i. 22 January 2019 7:00 PM

b. Comments: ZBA members, Legal

10. Adjourn regular meeting

Area Variance Considerations

1. Benefit to applicant vs Detriment to community
2. Mandatory considerations:
 - a. Will the granting of the variance result in an undesirable change to the character of the neighborhood or will it be detrimental to nearby properties
 - b. Are there alternative solutions that would not require a variance
 - c. Is the requested variance substantial
 - d. Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district
 - e. Is the applicant's difficulty self-created

Use Variance Requirements

No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located,

- (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- (4) that the alleged hardship has not been self-created.