

41 provided that such accessory building shall be set back five feet from any lot line, and all such
42 accessory buildings, in the aggregate, shall not occupy more than 30% of the area of the required
43 rear or side yard. Accessory buildings larger than 250 square feet must comply with the setbacks
44 of the zone in which they are located.

45

46 At the meeting on 03.08.18 the ZBA requested the Building Department file, measurements of
47 the existing house from the property lines (provided by homeowner/contractor), and the Town of
48 Lloyd Code definition of a road for the meeting on 04.12.18.

49

50 **100-8** Terms defined.

51 **Road**

52 A private or public right-of-way serving as a means for vehicular and pedestrian travel, over
53 which the abutting owners have the right of access, either existing or shown upon a subdivision
54 plat approved by the Town Planning Board as provided by law or on a plat duly filed and
55 recorded in the office of the County Clerk.

56

57 Russ Gilmore said he spoke to the previous owner of the home who said the south side of the
58 structure was the original front of the house. They had made modifications and used the
59 northside as a main entrance. Where the shed is, in the former owner's opinion, to be on the side
60 of the house which is consistent to what the applicant has presented.

61 The applicant presented plans to the ZBA and discussed what is proposed.

62 Litts asked if the applicant had the offset to the property line where the proposed garage would
63 be.

64 The applicant stated that they do not have a proposed line, that they would like the ZBA to let
65 them know where they could put the garage.

66 Giangrasso stated that they would have to meet the setbacks.

67 It was determined by the plans that the front of the house is where the applicant classified it was.

68 As long as the applicant can meet the setbacks then they do not need to seek a variance from the
69 ZBA. The Board was in agreement for the determination.

70 A **Motion** was made by Alan Hartman, seconded by Paul Symes stating the agreement of
71 determination by the Board on the location of the front of the house. All ayes.

72

73 **New Business**

74

75 **Clark, Ralph, 6 Carolyn Drive, 94.2-4-7, in TR 1 Zone.**

76 Applicant is seeking a residential area variance in order to build a porch on their existing
77 residence closer to the road than what the code allows. The required footage from the structure to
78 the road is 30', the actual distance from the porch to the road would be 21.7'. The applicant is
79 seeking a relief from the ZBA of 8.3'.

80

81 The applicant was present. Giangrasso stated that the applicant had taken an old trailer,
82 demolished it, and upgraded to a new structure. At the time when the applicant was upgrading,
83 he had mentioned to the Building Department that he would like put an addition on of a mud
84 room. At the time, they moved the trailer back as far as allowable with the steep drop off
85 behind where the proposed trailer would be. It was impractical to move the home further back.

86 Giangrasso also stated that the edge of the pavement is not the lot line.

87 There was a discussion of the measurements of the lot line and the distance to and from the home
88 and the pavement.

89 The applicant stated that he had already poured a concrete pad where the proposed mud room
90 would be. The room would start approximately 6-8 inches from edge of the concrete pad.

91 Gargiulo said the ZBA had given relief to a similar case where the backyard had a steep drop-off.
92 A **Motion** was made by Alan Hartman, seconded by Paul Symes to set the public hearing for the
93 May 10, 2018 meeting. All ayes.

94 The applicant was asked to provide the actual measurements from the proposed structure (or pad)
95 to the edge of the road for the next meeting.

96

97 **Pavlovich and Company, LLC, 185 South St, 87.3-5-29, in A Zone.**

98 The applicant is seeking a use variance from the ZBA to convert their property, a legal single-
99 family dwelling, in A Zone (Agricultural) to commercial office use. The commercial use of the
100 property has expired. It last received a commercial site plan in 2005, and since that site plan was
101 never completed, the site plan is no longer valid.

102

103 John Litts, Chair, stated the applicant filed the required materials too late and therefore would
104 not be on the agenda until the May 10, 2018 meeting.

105 Giangrasso stated that the applicant would benefit by coming into the Building Department and
106 going over the materials submitted so that he could present more information to the ZBA next
107 month on their behalf.

108

109 John Litts thanked Paul Symes for his tenure on the ZBA and stated that he was sorry to see him
110 go.

111

112 A **Motion** to adjourn was made by Paul Gargiulo, seconded by Alan Hartman 7:38PM. All ayes.