

Village of Baldwinsville

FOR PUBLICATION IN THE MESSENGER ON AUGUST 2, 2017

ZONING BOARD OF APPEALS
VILLAGE OF BALDWINSVILLE, NEW YORK
NOTICE OF HEARING

A public hearing before the Zoning Board of Appeals of the Village of Baldwinsville will be held on Monday, **August 14, 2017 at 7:15 pm** (local time) at 16 West Genesee Street, Baldwinsville, New York.

To be considered is the application of Sharon Henderson, requesting an AREA variance for the property located at 108 Downer St., Baldwinsville, New York 13027 (tax map # 001.-03-18.0). The AREA variance is of, **Article IV 345-9 (c) Front Yards**

A building permit has been applied for to allow for the construction of an accessible ramp to allow for the ingress and egress of a wheelchair. The ramp will extend approximately 10 feet into the front yard setback. This will make the front yard setback approximately 15.5 feet from the front property line and approximately 21.5 feet from the edge of the road.

The design of the landing and ramp are arranged to allow for the encroachment of a bay window and kitchen and to allow for the distance required to meet the 1/12 elevation change to the driveway. window and to allow for the distance

The following basic standards shall be applicable to all R-1 district unless exceptions are granted in accordance with the requirements specified herein:

Front yards. Each lot shall have a front yard with a minimum depth of 40 feet, except that if there are principal structures fronting on the same street within 300 feet of either or both of the side lines of the lot, the front yard depth shall be equal to the average of the setbacks of the nearest of such structures on each side, or to the average of such setback and 50 feet if there is such a structure on one side only, but not less than 20 feet in any case. In the case of a corner lot, there shall be provided on each street a yard equal in depth to the required front yard depth on such street.

Persons wishing to appear at such hearing may do so in person or by attorney or another representative. Communication in writing in relation thereto may be filed with the Board or presented at such hearing.

Mary E. Augustus
Secretary, Zoning Board of Appeals