



**City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda**

Common Council Chambers
Tuesday, May 9, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 11, 2023 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. **579 MAIN STREET: USE VARIANCE**
REVIEW ADJOURNED UNTIL JUNE 13, 2023

2. **9 THOMPSON STREET: AREA VARIANCE**
REVIEW ADJOURNED UNTIL JUNE 13, 2023

3. **13 HARRISON STREET: AREA VARIANCE**
Application for area variance relative to the construction of a two (2) story single family modular home. The area variance requested is in regards to Section 19-3.1.14(4)(a)1 requiring a lot area of 6,000 square feet to allow for a reduction of 2,472 square feet or over 41% to be 3,528 square feet which allows for compliance with Section 19-4.12(6) requiring that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is underwater or subject to periodic flooding. Owner: Habitat for Humanity Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-79-3390686

4. **75 NORTH WATER STREET: AREA VARIANCES**

Sign review regarding freestanding monument sign with message board.

The variance requested is in regards to the sign code Section 19-4.9(8)(c)3b.i requiring that the message display change only once every 12 hours to allow the display to change once every 10 minutes; Section 19-4.9(9)(d)3 which permits no more than three colors to allow unlimited colors; and Section 19-4.9(9)(d)4 which permits no more than 5 words to allow for 12 words. Owner/Applicant: Midhudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66-738231; Zoning District: Waterfront District (W); File #ZBA2023-007

5. 285084 SMITH STREET: AREA VARIANCES

An application regarding area variances relative to the construction of a three (3) unit apartment building. A variance is requested for **Section 19-3.15(4)(c)3** which requires 12,000sf of lot area; the lot is 7,237sf.; a reduction of 4,763sf (39.6%), **Section 19-3.15(4)(e)2** requires the side yard be at least 15'; the proposed right side yard is 12'; a reduction of 3' (30%), **Section 19-3.15(4)(f)** requires the front yard be at least 20'; the proposed front yard is 10', **Section 19-4.11(b)** requires landscaping or other opaque screening; a chain link fence is proposed for a portion of the property line, **Section 19-4.3(1)** requires landscaping whenever a parking area containing three or more spaces faces a street or a property line; a chain link fence is proposed, **Section 19-4.3(2)** requires opaque screening where a parking area for three or more vehicles abuts a residential property; a chain link fence is proposed, **Section 19-4.3(5)(a)** requires an access drive of at least one 15 foot wide lane for parking areas with fewer than 20 spaces; a 12 foot access is proposed; a reduction of 3 feet (20%), **Section 19-4.3(5)(b)** requires the width of each parking space to be at least 9'; all six spaces appear to be only 8'9". Owner/Applicant: Patterson Calhoun, LLC; Consultant: Ciro Interante; Grid #6162-79-285084; Zoning District: Medium to High Density Residential (R-4); File #ZBA2023-006