



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

Common Council Chambers
Tuesday, August 29, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

III. PUBLIC HEARINGS & DELIBERATIONS

1. 75 SOUTH HAMILTON - AREA VARIANCE

Application for area variance relative to the conversion of an existing building from a single-family dwelling into a two-family dwelling. The area variances requested are in regards to Section 19-3.15(4)(a) requiring a lot area minimum of 10,000 square feet to allow for 4,879 square feet (a reduction of 5,121 square feet). As well as requiring a minimum 6 feet side yard, to allow for a 0 foot side yard on the right side of the addition.

Owner/Applicant: 75 S Hamilton LLC; Consultant: Mazzarelli Architecture and Planning; Grid: # 6161-21-118891; Zoning District: R-4, Medium High-Density Residence; File #2023-015

2. 40 GARDEN STREET – AREA VARIANCE

Application for area variance relative to the installation of a replacement sign. Lot deficiencies were noted regarding; Section 19-4.9(9)(d)2 requiring signs be a maximum of 6 feet high, to allow for 11 feet, (a variance of 5 feet); Section 19-4.9(9)(d)2 requiring a maximum sign face of 36 square feet, to allow for 44 square feet, (a variance of 8 square feet); Section 19-4.9(9)(d)4 requiring a maximum of 4 words, to allow for 40-50 words, (a variance of 36-46 words). Owner: 40 Garden Street, LLC; Applicant: GNS Group, Ltd; Grid: # 6162-69-084135; Zoning District: C-2 Central Commercial; File #2023-017

3. 1 COTTAGE STREET - ZONING INTERPRETATION

Application for an interpretation relative to nonconforming use Section 19-5.1(c) which states that a use shall not be changed to another nonconforming use without approval by the Zoning Board of Appeals, and then only to a use which, in the opinion of said Board, is of the same or of a more restricted nature. No building or land changed to a more restricted nonconforming use shall be changed back to a less restrictive use.
Owner/Applicant: Ibrianis Dominguez; Consultant: Z3 Consultants Inc;
Grid: # 6161-48-470546; File #ZBA2023-023

4. 27 HIGH STREET AREA VARIANCE

Application for area variance relative to Section 19-3.15(4)(c) requiring a lot area of 159,000 sf to allow for a lot area of 53,579 sf, a variance of 11,600 sf more than previously approved 93,821 sf and section 19-3.15(4)(f) requiring 22,900 sf of open space to allow for 21,548 sf a variance of 225 sf more than the previously approved 1,097 sf. Owner/Applicant: 27 High Street Lofts LLC; Consultant: KARC Planning Consultants, Inc.; Grid: # 6162-62-192294; File #ZBA2023-024

5. 398 CHURCH STREET: AREA VARIANCE

Application for the installation of a fence. The area variance is relative to Section 19-4.12(5) where no fence shall be permitted nearer that 10 feet to any wall or an adjoining building that contains legal windows to allow a fence within 6 and 8 feet depending on portion of wall. Owner/Applicant: 398 Church LLC, George Lulaj; Grid: # 6162-24-492881; Zoning District: R-4 Medium High-Density Residential; File #2023-026

6. LOT #581599 SOUTH GRAND AVENUE: AREA VARIANCE

An application for the placement of a single-story modular home. The area variance is relative to Section 19-3.12(4)(d)(i) which requires a front yard set-back of twenty (20) feet to allow for a set-back of 12', a variance of 8'.
Owner/Applicant: Habitat for Humanity Dutchess County; Consultant: Lawrence J. Paggi, PE, PC; Grid: # 6161-49-581599; Zoning District: Central Low-Density (R-2A); File #2023-010

IV. APPLICATION REVIEW

1. 20 CORLIES AVENUE - AREA VARIANCE

Application for area variance relative to converting a single family dwelling to a two family dwelling.

ADJOURNED TO SEPTEMBER 26, 2023

2. 54-58 SMITH STREET - AREA VARIANCE

Application for area variance relative to the addition of two apartments to an approved plan for an eight unit apartment.

ADJOURNED TO SEPTEMBER 26, 2023

3. 419 MAPLE STREET - AREA VARIANCE

Application for area variance relative to the conversion of a two-family dwelling to a four-family dwelling.

ADJOURNED TO SEPTEMBER 26, 2023

4. 63 THOMPSON STREET - AREA VARIANCE

Application for area variance relative to adding a 3rd apartment to a two family dwelling.

ADJOURNED TO SEPTEMBER 26, 2023

5. 7 GRANT STREET – AREA VARIANCE

Application for area variance relative to the conversion of a single family dwelling to a two family dwelling.

ADJOURNED TO SEPTEMBER 26, 2023

6. 040302 MARSHALL STREET - AREA VARIANCE

Application for area variance relative to the construction of a two (2) story single family modular home. Lot deficiencies were noted regarding; Section 19-3.13.1(4)(b) requiring a minimum 50' front width, to allow for 40', (a variance of 10'); Section 19-3.13.1(4)(d)2 requiring a minimum 10' side yard, to allow for 5', (a variance of 5'); Section 19-4.3(11) requiring 2 parking spaces, to allow for 1 space, (a variance of 1 space). Owner: Habitat for Humanity Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-71-318149, Zoning District: R-2A Central Low-Density, File #2023-003

7. LOT #228990 CANNON STREET: AREA VARIANCE

Application for area variance relative to the access lane whereas Section 19-4.3(5)(a) requires a minimum fifteen-foot (15') access lane for parking areas with fewer than 20 spaces. Variance requested is to allow for an access lane of twelve feet six inches (12'6"); a variance of two feet six inches (2'6"). Owner/Applicant: Cannon Street Collaborative; Consultant: John Sullivan; Grid: # 6161-48-470546; File #ZBA2023-009

8. 51 Worrall Avenue: area variance

Application for area variance relative to the conversion of a mixed use commercial and two family residential building to a three family dwelling. Lot deficiencies were noted regarding; Section 19-3.14(4)(a) requiring a minimum lot area of 14,000 square feet to allow 3,484 square feet (a reduction of 10,516 square feet); Section 19-3.14(4)(d)2 requiring a 6 feet side yard, to allow ??? feet; Section 19-3.14(4)(g) requiring 40 square feet of landscaped space, to allow for 38 square feet of landscaped space (a reduction of 2 square feet); and Section 19-4.3(11) requiring 5 parking spots, to allow for 3 parking spots (a reduction of 2 spots).

Owner/Applicant: Elias Ortiz and Cynthia Ortiz; Grid: # 6161-33-571761; Zoning District: R-2 Medium Low-Density Residential; File #2023-012

9. 230 MANSION STREET - AREA VARIANCE

Application for area variance relative to the 155 square foot addition on the back of an existing residence. The area variance requested is in regard to Section 19-3.15(4)(e) requiring a minimum side yard of 6' to allow 0 feet (a reduction of 6 feet) on the right side of the addition. Owner/Applicant: Jacqueline Bowen; Consultant: Carlo Frugiele; Grid: # 6162-71-318149; Zoning District: Medium High-Density Residence District (R-4); File #2023-014

10. 53 SOUTH CLOVER STREET – AREA VARIANCE

Application for area variance relative to the conversion of a two family dwelling to a three family dwelling. The area variance requested is in regards to Section 19-4.19(4)(k) requiring a minimum of a 1,100 s.f. of usable open space for the proposed use with a minimum dimension of 40'-0", to allow 849 s.f. with a maximum dimension of 30'-0" (a reduction of "251 s.f. and 10'-0" for the minimum dimension). Another is in regards to Section 19-4.3(11)(a) requiring 6 parking spaces on site, to allow for 0 spaces on site and 6 spaces off site (a reduction of 6 spaces).

Owner/Applicant: Mateusz Koziol, Worrall Properties; Consultant: Mauri Architects PC; Grid: #6062-83-849088; Zoning District: Central Urban Density (R-4A); File #2023-022