



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

Common Council Chambers
Tuesday, May 14, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 9, 2024 Minutes

III. REVIEW OF RESOLUTIONS

1. 15 HOFFMAN AVE – AREA VARIANCE

Application for area variance relative to Section 19-3.15(4)(e) requires a 6 foot side yard set back to allow for a zero-lot line setback. Owner/Applicant: Kamil Sero and Hweido Sero; Consultant: Jason Lichtwick Architecture, PLLC; Grid: # 6161-34-628812; District: R-4, medium high-density residential; File #: ZBA 2023-027

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 14 GRAND STREET - AREA VARIANCE

Application for area variances relative to the conversion of the existing carriage house on the property to a single family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the following sections of the Zoning Ordinance: Section 19-3.19(4)(f) to allow a zero rear yard set-back where 15 feet is required; and, Section 19-3.19(4)(k) to allow less than the required usable open space of 1,400sf with minimum dimensions of 30'x40'; For Section 19-4.3(11) which requires 8 parking spaces, the applicant plans to request a waiver from the Planning Board for 4 spaces, and for Section 19-4.11(1)(b) which requires

that landscape strips be provided along all property lines of multifamily uses, the applicant plans to request the Planning Board approve an opaque fence or wall on the southern portion of the property.

Owner/Applicant: Caroline Aslup and Justin Brown; Zoning District: R-4A;
Grid #6062-84-957077; #ZBA2024-007