



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

Common Council Chambers
Tuesday, April 14, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. March 10, 2026 Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. THE FOLLOWING APPLICATIONS ARE ADJOURNED:
271 CHURCH STREET: AREA VARIANCES
10 GRAND STREET: AREA VARIANCE
488 MAIN STREET: AREA VARIANCE
16 PERSHING AVENUE: AREA VARIANCES
185 SMITH STREET: AREA VARIANCES

IV. PUBLIC HEARINGS & DELIBERATIONS

1. **20 LEXINGTON AVENUE: AREA VARIANCE**
Application for area variance relative to the proposed conversion of the two-family dwelling at 20 Lexington Avenue to a three-family dwelling, requiring variances of the following Sections of the Zoning Code: Section 19-2.3(2)(a) requiring 5000 square feet of lot area to allow 3920 square feet; Section 19-2.3(2) prohibiting front yard parking to allow parking in the Quaker Lane front yard; Section 19-2.3(4)(a) restricting the height of buildings to 2.5 stories or 35 feet to allow conversion of the attic to a story; Section 19- 2.3(2)(h) allows a maximum driveway width of 15 feet to allow 17'1"; Section 19-6.2(11) requiring 4 off-street parking spaces to allow 2

parking spaces; Owner: Jordan Bell; Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid# 6161-32-453840; Zoning District: RNC; File #ZBA2025-034

2. 287-307 SOUTH AVE: AREA VARIANCE

Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue, requiring variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow a north setback of 5.9 feet and an eastern setback of 2.3 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 57.17%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow 49 spaces in the front yard; Section 19-6.2(11)(a) which requires 93 off-street parking spaces to allow 83 off street parking spaces, and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas with a variable width of 1.6 to 10.5 feet, and Section 19-6.2(4)(c) which requires that not more than 12 parking spaces shall be permitted in a continuous row, and not more than 24 spaces shall be permitted in a single parking area without being interrupted by landscaping, to allow 48 continuous spaces with no landscaping in the front yard. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481and 982453; File #:ZBA2026-002

3. 43 SOUTH CLINTON STREET: AREA VARIANCE (Type 2 Action)

Application for an area variance relative to the proposed placement of a fence on the property line at 43 South Clinton Street, where Section 19-6.8(2) of the Zoning Code requires a 5-foot set-back to any wall containing a legal window to allow a 3.2 foot set-back to 45 South Clinton Street. Owner/Applicant: Dazell & Lorraine Greene; Grid #6161-22-221881; Zoning District: RNC; File #ZBA2026-006

4. “59” TAYLOR AVENUE: AREA VARIANCE (Type 2 Action)

Application for an area variance for driveway width relative to the proposed construction of a two-family dwelling on the vacant lot at “59” Taylor Avenue, where Section 19-2.2(4)(e) of the Zoning Code requires a driveway of 15 feet in width, to allow a 9-foot wide driveway. Owner/Applicant: Mark Runza; Grid #6162-54-131426; Zoning District: RNB; File #ZBA2026-007

V. ADJOURNMENT

1. Meeting adjourned to May 12, 2026

