

*Town Of Geneva
Zoning Board of Appeals
Board Agenda*

Date: November 26, 2024

TO: **ZONING BOARD MEMBERS:**

We have the following Public Hearing:

1. Area Variance:

Project Name: Arthur Property
Zoning Board #: ZB2024-005
Tax Map #: 147.16-1-24.000
Address of Project: 4827 Henson Drive
Owner: Christopher & Sharon Arthur

Project Description: The applicant wishes to extend the decks toward the rear property line by 2feet.

Reason for Review: Per Town of Geneva Code 165-10 E (5) Minimum rear yard setback shall be 25 feet, and in the case of lots bordering the lake, the rear yard setback shall be measured from the deeded rear property line. The decks are currently 14 ft from the rear property line and are proposed to be 12 ft from the rear property line. This would be a 52 percent variance request overall, increasing from a 44 percent variance.

Applicants Name: Christopher & Sharon Arthur
Address: 502 South Main Street
Contact Number: 315-719-3668

MEETING PROCEDURES:

- A) Applicant to present: Applicant to present information to the Board
- B) General Public: Comments from the general public
- C) Public Hearing End: Zoning Board to end the Public Hearing
- D) Town Code Enforcement: Town Code Officer will comment
- E) Town County Planning Representative: Steve High to present County Planning comments
- F) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- G) Zoning Board determination: Zoning Board members to make a determination of action moving forward. This will be a resolution to approve or deny, or a resolution for a continuance.

We have the minutes from the July 23, 2024 meeting for review and approval.

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer