

# CITY OF AUBURN, NEW YORK

*"History's Hometown"*



## Zoning Board

The Zoning Board of Appeals will be held at 7:00 PM on July 27, 2020 at Memorial City Hall, 24 South Street.

Accommodations: Requests for accommodations for individuals with disabilities may be made with prior notice of at least three work days in advance of the meeting by calling (315) 255-4100 or e-mailing [disabilityaccess@auburnny.gov](mailto:disabilityaccess@auburnny.gov). As much advance notice as possible is needed to assure that appropriate services can be acquired.

## AGENDA

### APPROVAL OF MINUTES

Meeting minutes from June 22, 2020 will be forthcoming.

### AGENDA ITEMS

2 Train Dr. Applicant is requesting an area variance of 2' over the allowed maximum width of 20' for the driveway.

[2 Train Dr. Denial.pdf](#)

44 Dayton St. Applicant is requesting two (2) Area Variances to expand the driveway,

[44 Dayton St Denial.pdf](#)

# **COUNCIL MEMORANDUM**

**Memorial City Hall  
24 South Street  
Auburn, New York 13021**

**TO:** Honorable Mayor and Members of Zoning Board

**FROM:** Tawnya Burns, Code Enforcement

**DATE:** July 27, 2020

**RE:** Meeting minutes from June 22, 2020 will be forthcoming.

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## **Background**

Meeting minutes from June 22, 2020 will be forthcoming.

## **Recommendation**

## **Fiscal Impact**

# COUNCIL MEMORANDUM

**Memorial City Hall  
24 South Street  
Auburn, New York 13021**

**TO:** Honorable Mayor and Members of Zoning Board

**FROM:** Tawnya Burns, Code Enforcement

**DATE:** July 27, 2020

**RE:** 2 Train Dr. Applicant is requesting an area variance of 2' over the allowed maximum width of 20' for the driveway.

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## **Background**

Applicant is requesting an area variance of 2' over the allowed maximum width of 20' for the driveway.

## **Recommendation**

## **Fiscal Impact**

**DENIAL OF PERMIT BY CODE ENFORCEMENT**  
**Referral to the Zoning Board of Appeals**  
**Area Variance**

**PART 1. MEETING DATE:** July 27, 2020

**PURPOSE:** Applicant is requesting an area variance of 2' over the allowed maximum width of 20' for the driveway.

**PROPERTY LOCATION:** 2 Train Dr.      **ZONING DISTRICT:** R1

**APPLICANT NAME:** Stephen Rhodes      **ADDRESS:** 2 Train Drive

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**PART 2. DENIAL BY CODE ENFORCEMENT OFFICER**

**REASON(What specifically is applicant requesting and what the ordinance limitations are)**

Applicant is requesting an Area Variance of 2' over the allowed maximum width of 20' for a driveway..  
§305.48 (E)(3)(B)

**PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:**

**§ 305-48Off-street parking and loading.**

E. Design standards.

(3) Ingress and egress dimensions.

(b) All parking areas serving residential uses shall have a clearly defined driveway not wider than 20 feet for single- and two-family residences or clearly defined driveway(s) not wider than 24 feet for other residential uses. Such driveways shall be defined with the use of curbing along the street and an appropriate tree lawn between the sidewalk and street, or other means approved by the Code Enforcement Officer.

**SIGNATURE OF CODE ENFORCEMENT OFFICER** \_\_\_\_\_

Brian Hicks, Sr. Code Enforcement Officer

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# COUNCIL MEMORANDUM

**Memorial City Hall  
24 South Street  
Auburn, New York 13021**

**TO:** Honorable Mayor and Members of Zoning Board

**FROM:** Tawnya Burns, Code Enforcement

**DATE:** July 27, 2020

**RE:** 44 Dayton St. Applicant is requesting two (2) Area Variances to expand the driveway,

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## **Background**

Applicant is requesting two (2) Area Variances to expand the driveway.

1) An Area Variance of 14' of the allowed 20' in Maximum 20' of width for the expansion.

§305.48 (E)(3)(B)

2) An Area Variance for parking in the front yard. §305.32(A)(1)

## **Recommendation**

## **Fiscal Impact**

**DENIAL OF PERMIT BY CODE ENFORCEMENT**  
**Referral to the Zoning Board of Appeals**  
**Area Variance**

**PART 1. MEETING DATE:** July 27, 2020

**PURPOSE:** Applicant is requesting two (2) Area Variances to expand the driveway.

**PROPERTY LOCATION:** 44 Dayton St **ZONING DISTRICT:** R1

**APPLICANT NAME:** John and Patricia Schlegel **ADDRESS:** 44 Dayton St

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**PART 2. DENIAL BY CODE ENFORCEMENT OFFICER**

**REASON(What specifically is applicant requesting and what the ordinance limitations are)**

Applicant is requesting two (2) Area Variances to expand the driveway.

- 1) An Area Variance of 14' of the allowed 20' in Maximum 20' of width for the expansion. §305.48 (E)(3)(B)
- 2) An Area Variance for parking in the front yard. §305.32(A)(1)

**PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:**

**§ 305-48 Off-street parking and loading.**

E. Design standards.

(3) Ingress and egress dimensions.

(b) All parking areas serving residential uses shall have a clearly defined driveway not wider than 20 feet for single- and two-family residences or clearly defined driveway(s) not wider than 24 feet for other residential uses. Such driveways shall be defined with the use of curbing along the street and an appropriate tree lawn between the sidewalk and street, or other means approved by the Code Enforcement Officer.

**§ 305-32 Driveway, residential.**

A. Application.

(1) No parking of vehicles shall be permitted nor any driveway or parking area established in the front yard.

**SIGNATURE OF CODE ENFORCEMENT OFFICER** \_\_\_\_\_

Brian Hicks, Sr. Code Enforcement Officer

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