

*Village of Baldwinsville*

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ZONING BOARD OF APPEALS  
VILLAGE OF BALDWINSVILLE, NEW YORK  
NOTICE OF HEARING

A public hearing before the Zoning Board of Appeals of the Village of Baldwinsville will be held on Monday, **August 14, 2017 at 7:00 pm** (local time) at 16 West Genesee Street, Baldwinsville, New York.

To be considered is the application of Harvey E. Sellers & Angela S. Sellers, requesting an AREA variance for the property located at 42 Braeside Rd., Baldwinsville, New York 13027 (tax map # 001.-03-18.0). The AREA variance is of, **Article IV 345-9 (c) Front Yards**

A building permit has been applied for the construction of a 30 foot by 8-foot porch with an overhang of 16 inches and steps that extend approximately 30 inches. So the overall depth from the front of the house is approximately 10 feet 6 inches to the front of the steps, leaving a front yard setback of 25 feet 6 inches from the front property line and approximately 41 feet 6 inches from the edge of the road.

The following basic standards shall be applicable to all R-1 district unless exceptions are granted in accordance with the requirements specified herein:

Front yards. Each lot shall have a front yard with a minimum depth of 40 feet, except that if there are principal structures fronting on the same street within 300 feet of either or both of the side lines of the lot, the front yard depth shall be equal to the average of the setbacks of the nearest of such structures on each side, or to the average of such setback and 50 feet if there is such a structure on one side only, but not less than 20 feet in any case. In the case of a corner lot, there shall be provided on each street a yard equal in depth to the required front yard depth on such street.

Persons wishing to appear at such hearing may do so in person or by attorney or another representative. Communication in writing in relation thereto may be filed with the Board or presented at such hearing.

Mary E. Augustus  
Secretary, Zoning Board of Appeals