

Zoning Board of Appeals
17th Agenda
October 2nd, 2025

DECISION

Request of Erickson Hernandez – 39 Nordica Circle – App. #25-04 (Area variance)

Residential Addition - proposed two-story addition to existing single-family residence

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II

Use group h.1, column 6, Required rear setback:

Minimum rear yard setback required = 35'

Existing rear yard setback = 42.3'

Proposed rear yard setback = 15'

Rear yard setback variance required = 20'

Section: 15.04

Block: 5

Lot: 57

Zone: R1

NEW APPLICATION

Request of Daniel Cronk – 1 Walter Dr – App. #25-06 (Area Variance)

Residential Addition – add second floor (for storage) to existing detached garage

Town of Stony Point Zoning Code, Chapter 215, Article VII Supplementary Building Requirements, 215-30 C. “For any accessory building having a height in excess of 15 feet, the additional footage in excess of 15 feet shall be added to the rear and side yard requirements.”

Proposed Building height = 23' (measured to mean height between eave and ridge)

Minimum side & rear yard depth required = (5'+8') = 13'

Side yard depth existing/proposed = 5.9' Variance necessary = 7.1'

Rear yard depth existing/proposed = 8.7' Variance necessary = 4.3'

Section: 15.03

Block: 3

Lot: 25

Zone: R1

Request of Thomas Sullivan – 41 Beach Rd – App. #25-05 (Area Variance)

New 1 FAMILY DWELLING & APPURTENANCES – construct new 3 bedroom, 2.5-bathroom home (elevated for flood standards compliance)

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II

Use group h.1, column 4, Required front yard depth/setback:

Minimum front yard depth/setback required = 35'/35'

Existing front yard setback = N/A (vacant)

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Proposed front yard depth/setback = 18.0'/18.0'

Front yard depth/setback variance required = 17'

****Additionally, a Flood Plain Development permit must be applied for in this location. ****

Section: 20.08

Block: 1

Lot: 16

Zone: R1

PUBLIC HEARING

Request of Neru Mehrotra – 6 Pierce Dr – App. #25-06 (Use Variance)

Residential Alteration - add small kitchenette in basement level

Town of Stony Point Zoning Code section 215-9 Compliance Required

F. No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector finds that the use shall conform to the standards set forth in this chapter.

Section: 14.04

Block: 4

Lot: 22

Zone: RR

Request of Keith Murdock – 4 Gilmore Dr – App. #25-07 (Area Variance)

Residential Alteration - Convert and expand existing open deck to a closed sunroom 9' x 18'

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II Table of Bulk Requirements, use group h.1, column 5, Required side setback / total side setback:

Minimum side yard setback required = 15' / 40'

Existing side yard setback = 10.6'* / 33.8

Proposed side yard setback = 10.6'* / 26.1'

Side yard setback variance required = pre-existing* / 13.9' (total combined)

* pre-existing nonconforming condition. No proposal to increase nonconformity.

Section: 15.02

Block: 3

Lot: 36

Zone: R1

OTHER MATTERS

Discuss rescheduling site visit for 6 Pierce Dr and 4 Gilmore Dr

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