



Zoning Board of Appeals
TOWN OF CLINTON
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**NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF CLINTON**

PLEASE TAKE NOTICE THAT the Zoning Board of Appeals of the Town of Clinton, New York, will hold a public hearing on **Thursday, March 28, 2024** at 6:30 p.m. or as soon thereafter as it appears on the agenda, at the Main Town Hall on the request of **Mr. Ustad and Ms. Oyen** on property located at 12 4th Avenue, **Tax Grid No. 6469-10-284628.**

The applicants request the following area variances in order to construct a deck on a 0.09 acre lot in the C Zone District.

Sec. 250 Attachment 2 (District of Area and Bulk Regulations)

- Front Yard setback reduction from 100' to 27'
- Side yard setback reduction from 50' to 13'
- Side yard setback reduction from 50' to 14'
- Rear yard setback reduction from 75' to 34'
- Maximum building coverage from 7% to 27%

Sec. 250-23-D Minimum yards may not be encroached upon construction.

Sec. 250-83-C Non-Conforming Buildings or structures states that “Nothing herein shall prohibit normal repair and maintenance or structural alteration of a nonconforming building, provided such action does not increase or create any new nonconformity. Further, any nonconforming building or structure declared unsafe by the Building Inspector or other proper authority may be restored to a proper condition within the time period provided by such authority.

The application for this variance is open to inspection by calling the number listed above or sending an email to pbzba@townofclinton.com

Persons wishing to appear at the hearing may do so in person or by attorney or other representation.

Communications in writing in relation thereto be filed with the Board or at such hearing.