



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, August 31, 2023** at 7:30 p.m. or as soon thereafter as it appears on the agenda, at the Masonic Hall Building of Clinton Town Hall on the request of **Hamed Anwari** on parcels located at 81 Milan Hollow Road with **Tax Grid Nos. 6469-00-538694 and 617680**.

The applicant requests the following variances to Sec. 250-29 of the Town of Clinton Zoning Law to build an accessory dwelling unit within a principal structure that is proposed to be built on a total of 4.496 acres in the C Zone District.

Sec. 250-29 B(2)- All accessory dwelling units, within the principal structure or detached, shall meet the following requirements:

- **(2)** The lot may not be an existing nonconforming lot of less than the prescribed lot area or lot width required in the district.

Sec. 250-29 C(1) Accessory dwelling unit within principal structure. In addition to the provisions specified in Subsection **B** above, accessory dwelling units within or attached to a principal structure shall meet the following requirements:

- (1)** The total acreage required for the single-family dwelling with the accessory dwelling unit within the principal structure is the same as the acreage required for a single-family dwelling unit in the district in which it is located, except as may be required by Subsection **B(9)** above.

Sec. 250-29 C (2) No accessory dwelling unit within a principal structure shall be allowed in buildings issued a certificate of occupancy after the effective date of this chapter.

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.