BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

MAY 15, 2023

CASE 5

Property Address:	**7 Stuyvesant Road**
Property Owner:	**Stuyvesant Investments, LLC**
Request:	**Special Use Permit Request for Accessory Structure and Variance Request for Placement within Setback**
Site Visit:	**2:00 PM – Monday, May 15, 2023**

Background

The Town was requested to inspect new gravel being placed in the rear property corner at the above address in March 2023. Town staff visited the site and found contractors laying down heavy rock in order to accommodate a maintenance driveway into the rear yard. The Town requested the contractor stop work, which they did, and submit an application for this installation to the Board of Adjustment. As shown below, the applicant indicates the access road has been there historically and this work was done as part of maintenance on the road and in order to access the rear of the property.

Special Use Permit Request

The gravel drive constitutes an accessory structure within the Town's zoning ordinance, and as such, requires a special use permit from the Board of Adjustment. This is provided for in Chapter 153.029 of the Town's Zoning Ordinance, attached to this memorandum.

Variance Request

The location of the gravel drive is within the side yard setback adjacent to 388 Vanderbilt Road. A variance is required from the Board of Adjustment in order to allow the continued use of the gravel drive within the side yard setback.