

**City of Beacon Zoning Board of Appeals Agenda**  
**11/21/2023**

**Title:**

Review and hold a public hearing on application submitted by Elizabeth Hoffman, **12 Coyne Hill Road**, Tax Grid No. 30-5954-16-946464-00, in the R1-40 Zoning District, to allow a painting studio on the 2<sup>nd</sup> floor of the detached garage, which requires relief from the following:

Section 223-14. Landscaping, lighting, and miscellaneous regulations.

1. Accessory buildings on residential lots.

(3) Detached garages and other accessory buildings. Detached garages and other accessory buildings are permitted, provided that they comply with the accompanying Schedules of Regulations and meet the following additional requirements: (e) Space provided above the grade story shall be utilized for storage only.

**ATTACHMENTS**

[12 Coyne Hill Rd ZBA app.pdf](#)

[12 Coyne Hill Rd denial ltr 10.31.23.pdf](#)

[12 Coyne Hill ZBA 11.21.23 public comment Davis.pdf](#)