

Zoning Board of Adjustment Agenda

July 20th, 2023

7:00 pm

Reminder that the closing date for new applications to be filed for the agenda for the regular **August 17, 2023** meeting will be **July 27, 2023**. The closing date for informal discussion items to be added to the agenda is **August 15th**.

Review and accept minutes of the most recent meetings (**February, May, June 2023**) or postpone to later in the evening or a work session, as written or with corrections.

Reminder, all votes should be roll-call votes.

Continuing Business

None.

New Business

Pitkin SE 23-005

555 Strafford Road, Tax Map 16, Lot 30-1

Ryan Pitkin is requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances in order to construct a 504 square foot one-bedroom Accessory Dwelling Unit on the second floor of an existing detached garage to be served by a proposed new septic disposal system.

The existing lot conforms to current minimum lot size requirements and qualifies for a detached ADU under Article 1.4.1 K III (3). The existing garage meets all structure setback requirements and the ADU would meet all other requirements under Article 1.4.1 K.

Huckins VAR 23-006

22 Hillside Drive, Tax Map 11, Lot 4 and Lot 4-3

The Bertha L. Huckins Revocable Trust and Donna Huckins are requesting a Variance to Article 1.4.1, Section B Front Yard of the Zoning and Land Use Ordinances in order to allow an existing structure located on Map 11, Lot 4-3 to remain in place closer to the front boundary than current ordinances allow. A lot line adjustment and subdivision of Map 11, Lot 4 are being proposed at the southerly end of an existing private right of way accessing Lot 4-3. In order to meet subdivision requirements, the right-of-way for the proposed new lot would be extended across Lot 4-3 and would then come within 19 feet of the existing structure.

The existing structure would then come up to 21 feet closer to the newly extended right-of-way than current ordinances allow.

Mackey SE 23-007

24 Pinewood Drive, Tax Map 36 Lot 70-3

Brian and Kelly Mackey are requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances to construct a 570 square foot one-bedroom Accessory Dwelling Unit in the existing unfinished second story space above the attached garage area of their existing home.

The existing home and garage meet all structure setback requirements and the ADU would meet all other requirements under Article 1.4.1 K.

Other Business

None.

For Informal Discussion Only

May be scheduled up to 2 days in advance of the meeting.

Motion to adjourn.