

Zoning Board of Adjustment Agenda
September 21, 2023
7:00 pm

Reminder that the closing date for new applications to be filed for the agenda for the regular **October 19, 2023** meeting will be **Thursday, September 28, 2023**.

Review and accept minutes of the most recent meetings 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

1. Mackey SE 23-007 - Brian and Kelly Mackey are requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances in order 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. (Location: 24 Pinewood Drive, Tax Map 36 Lot 70-3)

New Business

1. Zachary and Kristina Elliot are requesting a Variance to Article 1.4.4, Section 3 of the Zoning and Land Use Ordinances in order to allow a partially constructed building to remain in place. The structure is located within approximately 10 horizontal feet of a designated wetlands area as shown on the 2016 subdivision plan, which is up to 40 feet closer to wetlands than ordinances require. (Location: 1050 Second Crown Point Road, Tax Map 19, Lot 1-1)
1. Julie Jackson, Trustee, is requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances in order to construct a 728 square foot 33 foot by 22 foot detached two-bedroom Accessory Dwelling Unit, to be served by a proposed new septic disposal system, to be located to the north of the driveway to the existing home. The new Accessory Dwelling Unit would meet all structure setback requirements and the new structure would meet all other requirements for a detached ADU under Article 1.4.1 K. (Location: 1676 Province Road, Tax Map 1, Lot 18-2)
2. Charles and Mary-Lynn Jost are requesting a Special Exception under Article 1.4.1 K and a Variance to Article 1.4.1 Section K, Paragraph V (h) of the Zoning and Land Use Ordinances in order to construct an 806 square foot one-bedroom detached Accessory Dwelling Unit, to be served by a proposed new septic disposal system. The proposed ADU exceeds the maximum 750 square foot requirement of the ordinance in order for the construction to accommodate age-in-place disabilities of the applicants. The new Accessory Dwelling Unit would meet all structure setback requirements and the new structure would meet all other requirements for a detached ADU under Article 1.4.1 K. (Owners: Todd & Margaret Jones, Location: 155 Perry Road, Tax Map 9, Lot 72-2)
3. Nicholas and Brittany Berry are requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances in order to construct a 28 foot by 24.5 foot one-bedroom Accessory Dwelling Unit at the northerly end an existing detached garage, to be served by a proposed new septic disposal system. The new Accessory Dwelling Unit would meet all structure setback requirements and the new structure would meet all other requirements for a detached ADU under Article 1.4.1 K. (Location: 23 Lauriston Lane, Tax Map 3, Lot 24-3-2)

4. Richard Casey, Michael Whitcher, Agent, is requesting a Variance to Article 1.4.1, Sections B and C, of the Zoning and Land Use Ordinances in order to reconstruct an existing non-conforming seasonal structure located on a non-conforming lot near the shore of Bow Lake as a new two-story home in the same location, which is an expansion of use of a non-conforming property. Both the existing seasonal camp and the proposed two-story year-round structure come closer to the front boundary and closer to both the northerly and southerly side boundaries than current ordinances require. The reconstructed home would come within 29+/- feet of the front boundary with Bow View Drive where a 40 foot setback would be required and within 12 +/- feet of the northerly side boundary and within 21 +/- feet of the southerly side boundary where a 25 foot setback would be required. (Owners: Richard & Karen Casey, 46 Bow View Drive, Tax Map 27, Lot 31)

Updates and Board Discussion

None.