

Zoning Board of Adjustment Agenda
November 16, 2023
7:00 pm

Reminder that the closing date for new applications to be filed for the agenda for the regular **December 21, 2023** meeting will be **Thursday, November 30, 2023**.

Continuing Business

- 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)
- Candy Rand Snyder is requesting a Variance to Article 1.4.1, Sections B and C, of the Zoning and Land Use Ordinances in order to construct a new 25 foot by 24 foot garage which will be located closer to the front boundary and to the side boundary than ordinances require. On a corner lot, front yard setbacks are required to both Bow Lake Estates Road and Kooauakee Court. The proposed garage would come within approximately 8 feet of the applicant's property boundary, which would be up to 32 feet closer to the front boundary with Kooauakee Court than current ordinances require and may be up to 17 feet closer to the adjoining lot to the northwest than current ordinances require. (52 Bow Lake Estates Road, Tax Map 23, Lot 115) *****Applicant requested a continuance***

New Business

- Scott and Lynn Sweet are requesting Variances to Article 1.4.1, Sections B and C of the Zoning and Land Use Ordinances in order to reconstruct an existing 981 square foot non-conforming seasonal structure as a two-story 2-bedroom 1701 square foot home with a new foundation and added living space and a new front and side deck. The reconstructed structure will include additional living area that comes within 18.2 feet of the southerly side boundary, which is closer than current ordinances allow although no closer than the existing structure. The new structure will also include a new front and side deck that comes within 31 feet of the front boundary with Bow View Drive, which is up to 9 feet closer to the front boundary than ordinances allow. The deck will extend within 18.2 feet of the southerly side boundary and within 19.2 feet of the northerly side boundary, which is closer to both side boundaries than the 25 foot side yard setback current ordinances require. (70 Bow View Drive, Tax Map 27, Lot 25)
- Jeff and Emily Thornton are requesting a Special Exception under Article 1.4.1, Section K, of the Zoning and Land Use Ordinances in order to convert the upper level of their existing attached garage into a new one-bedroom Accessory Dwelling Unit. (849 Second Crown Point Road, Tax Map 19, Lot 72-2)

Updates & Board Discussion

- Meeting Minutes – October 19, 2023