

Zoning Board of Adjustment Agenda
January 18, 2024
7:00 pm

Reminder that the closing date for new applications to be filed for the agenda for the regular **February 15, 2024** meeting will be **Thursday, January 25, 2024**.

Continuing Business

- Zachary and Kristina Elliott are requesting a Variance to Article 1.4.4, Section 3 (B) 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 22.4 feet of a designated wetlands area as shown on the 2016 subdivision plan, which is up to 27.6 feet closer to wetlands than ordinances require. (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)
- 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).

New Business

- Alan Williams is requesting a Special Exception under Article 1.7.1, Non-Conforming Use, in order to replace an existing deck between his existing house and garage with a new enclosed breezeway, and to expand the existing rear deck. Both the existing home and garage are non-conforming; the house and garage come closer to the front boundary than current ordinances require, and the existing back deck comes closer to the shoreline of Bow Lake than current ordinances require. The additional area of the proposed construction projects will meet all setback requirements and will not increase the non-conformity of the existing house and garage. (67 Bow View Drive, Tax Map 27, Lot 24)

Updates & Board Discussion

- Meeting Minutes – December 2023