

**Zoning Board of Appeals
17th Agenda
October 6, 2022
7:00 PM**

AGENDA

PUBLIC HEARING

Request of Nataliya Zvarych – 24 Dogwood Lane – App. #22-14 (Area Variance)

Residential Alteration - Addition of front porch

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II

Use group h.1, column 4, Front Yard set-back:

Minimum front set-back required = 35'

Existing front set-back = 26'

Proposed front set-back = 18.0'

Variance required = 17.0'

Section: 20.10 Block: 2 Lot: 73 Zone: R1

Request of Lovett Substation- 45 Elm Ave – App. #22-11 (Area Variance)

Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 15' building height.

Proposed height = 36'

VARIANCE necessary = 21'

Chapter 215 Article VI Section 215-24(C) requires maximum height of fence 4' in front yard, 6' along any part of a lot line behind the required front yard.

Proposed fence height = 10' 1' barbwire, total 11'

VARIANCE necessary = 7'

Chapter 215 Article VI Section 215-24(C) requires fence setback equal to 2/3 the fence height where fence height exceeds 6'.

Proposed fence = 11' high (requires 7'-4" setback), 0' setback provided

VARIANCE necessary = 7'-4"

** Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 5% development coverage. Proposed coverage = 53%, VARIANCE necessary = 48% **

Section: 10.04 Block: 2 Lot: 15 Zone: RR

OTHER MATTERS:

Approve minutes from March 17, 2022 and September 1, 2022.