

**DATE OF POSTING: JULY 22, 2004**

**ZONING BOARD OF REVIEW/BOARD OF APPEALS AGENDA**

**JULY 27, 2004 MEETING**

**TOWN COUNCIL CHAMBERS**

**TOWN HALL, 125 MAIN STREET**

**7:00 P.M.**

**Zoning Board of Review Hearings**

**1) Zarella Development Corporation for property located on Frenchtown Road, AP 15I, Lot 20 (Zoned F-2, Farm). The applicant requires a number of dimensional variances to construct a single-family dwelling on an existing substandard lot of record. Relief is needed from Article III, Table 3-2, Dimensional Requirements by Zone; Article IV, Section 2.1 pertaining to substandard lots, which stipulates that substandard lots without municipal sewers shall have a minimum lot size of 20,000 square feet; and Article V, Section 2.2 pertaining to non-conforming development, which stipulates that any addition to a non-conforming structure must comply with the dimensional regulations as set forth in Table 3-2.**

**2) Brenda Burke for property located at 1 Olson's Way, AP 3, Lot 22 (Zoned R-10, Residential). The applicant requires a dimensional variance to build a garage that will exceed the height limitation for an accessory structure. Relief is needed from Article III, Table 3-2,**

## **Dimensional Requirements by Zone.**

**3) Edens and Avant Realty Inc. for property located at 1000 Division Street, A.P. 10, Lot 6 (Zoned CH, Commercial Highway). The applicant requires a dimensional variance from Article VII, Sign Ordinance, and a reconsideration of prior zoning decisions dated 12/12/89 and 1/24/94 as amended. The applicant would like to deviate from freestanding signage provisions applicable to the property. [Continued from May 25, 2004.]**

**Adjourn.**

## **Zoning Board of Review Business**

**1) MINUTES: Review and action on the minutes of the June 22, 2004 Meeting.**

**2) APPEAL PROCESS: Review and action on proposed appeal process.**

**3) SCHEDULING: Review and action on proposed changes to 2004 meeting schedule.**

**Adjourn.**

**CONTACT: Stephanie Davies, Land Use Planner, 886-8645**