

DATE OF POSTING: OCTOBER 22, 2004

ZONING BOARD OF REVIEW AGENDA

OCTOBER 26, 2004 MEETING

COUNCIL CHAMBERS, TOWN HALL: 7:00 PM

Zoning Board of Review Hearings

1. Harbourside Lobstermania for property located at 38 Water Street; AP 1, Lot 397 (Zoned LI/O, Light Industry/Office and CD-1, Commercial Downtown). The applicant requires a dimensional variance for a permanent tent structure that will encroach upon the side yard setback and will generate a need for more parking than presently provided. Relief is needed from the following: Article III, Table 3-2, Dimensional Requirements by Zone; Article III, Section 2.6 which states that accessory structures “shall not fall within any required side or front setbacks;” and Article VI, Table 6-1, Table of Required Parking. This item has been continued from last month’s agenda.

2. Contemporary Builders Inc. for property located at 620 Main Street, AP 3, Lot 119 (Zoned CD, Commercial Downtown). The applicant seeks approval of a project that would permit a three story, mixed use redevelopment project. This item has been continued from last month’s agenda.

3. Michael and Joy Lonardo for property located at 301 First Avenue,

A.P. 9B, Lot 33 (Zoned R-30, Residential). The applicant requires a dimensional variance from Article III, Table 3-2, Dimensional Regulations by Zone which stipulates a 30 foot side setback requirement. The applicants propose to enlarge a sunroom that will come within 12' of the side lot line.

4. C. Daniel McLaughlin & Kristen Kiley for property located at 15 Somerset Street, A.P. 1, Lot 314 (Zoned R-10, Residential). The applicants require a dimensional variance from Article III, Table 3-2, Dimensional Regulations by Zone which limits accessory structures to 15 feet in height and requires a 15' side yard setback. The applicants propose to construct a garage that will be 21' tall and come within 7' of the side lot line.

5. Jarod and Kristin DiSanto for property located at 500 Carrs Pond Road, AP 14G, Lot 171 (Zoned F-2, Farm). The applicants require a dimensional variance to allow construction of a garage that will encroach on the 30' required side setback by 16.5'. Relief is needed from Article III, Table 3-2, Dimensional Requirements by Zone.

6. James and Laurie Lazarides for property located at 22 Bayberry Lane, AP 7, Lot 248 (Zoned R-10, Residential). The applicants require a dimensional variance to allow construction of a deck that will encroach on the required side setback. Relief is needed from Article III, Table 3-2, Dimensional Requirements by Zone.

7. Gerald Zarrella Trust for property located at 1729 Frenchtown Road, AP 15, Lot 20 (Zoned F-2, Farm). The applicant requires dimensional variances to allow new construction of a single family residence. Relief is needed from Article III, Table 3-2, Dimensional Requirements by Zone as the new home will encroach upon the required front setback. Relief is also needed from Article V, Section 2.2 pertaining to enlargements of non-conforming structures.

8. Paul Loumena & Alexandre Lorraine for property located at 10 Virginia Avenue, AP 4, Lot 136 (Zoned R-10, Residential). The applicant requires a dimensional variance to allow construction of an addition to their home. Steps and a landing leading to the addition will encroach upon the side setback requirement. Relief is needed from Article III, Table 3-2, Dimensional Requirements by Zone which sets forth a side setback requirement of 15 feet.

Zoning Board of Review Business

1) MINUTES: Review and action on the minutes of the September, 2004 meeting.

Adjourn