

DATE OF POSTING: May 18, 2005

ZONING BOARD OF REVIEW AGENDA

MAY 24, 2005 MEETING

COUNCIL CHAMBERS, TOWN HALL: 7:00 PM

Zoning Board of Review Hearings

1) Preservation Properties, LLC for property located at 60 Crompton Avenue; AP 3, Lot 246 (Zoned M-LI/O Light Industry). The applicants require dimensional variances including parking relief to allow conversion of an existing structure and new construction that will create an office complex. Relief is needed from Article III, Table 3-2, Table of Dimensional Requirements, which sets forth the front, side and rear setback requirements for this Zone. The applicants are constructing an addition to their home that will encroach. Relief is also needed from Article V, Section 2.2, Nonconforming by Dimension, which requires all additions or enlargements of nonconforming structures to comply with the aforementioned dimensional regulations. Relief is also needed from Article VI, Parking Ordinance, Section 3, Table 6-1 which sets forth the off-street parking requirement for this use. Section 4.4 of the same Article notes that no part of a minimum front yard setback may be used to satisfy the parking requirement. Further, relief from Sections 7.1.1 pertaining to off-street loading spaces and Section 8.4 pertaining to parking lot landscaping and setbacks is required.

2) Christopher and Jody Sceery for property located at 117 Church Street, A.P. 1, Lot 289 (Zoned R-10, Residential). The applicants require a dimensional variance to allow construction of a carport. Relief is needed from Article III, Section 3-5, Table 3-2, which sets forth the minimum setbacks for the R-10 Zone. Relief is also needed from Article III, Section 2.6 which addresses the setbacks for accessory structures.

3) Profile Trust Company for property owned by “Vistas on the Trail, Ltd. and located at 1404 South County Trail, AP 10D, Lot 26 (Zoned R-4, Residential). The applicant requires a dimensional variance from the allowable height maximum for new construction of an apartment complex. Relief is needed from Article III, Table 3-2, Table of Dimensional Requirements, which sets forth a height maximum of 35 feet.

4) Katharine Mary Ellis Feuti and Mark Feuti for property located at 103 Knollwood Ave., AP 4, Lot 12 (Zoned R-10: Residential). The applicants require dimensional variances for an addition to their home and installation of a pool. Relief is needed from Article III, Section 2.6, which requires accessory structures to be located in rear yards. The subject parcel is a “through-lot” which has no rear yard by definition. Relief is also needed from Article III, Table 3-2 which sets forth a 30’ front setback in the R-10 Zone. Finally, relief is needed from Article V, Non-conforming Development, Section 2.2

which requires additions to nonconforming structures to comply with the setbacks listed in Table 3-2 as mentioned.

5) Francis and Donna Sparadeo for property located at 15 Somerset Street, AP 3, Lot 314 (Zoned R-10: Residential). The applicants require dimensional variances for an addition to their home and construction of detached garage. Relief is needed from Article III, Table 3-2 which sets forth the setback requirements for the R-10 Zone. Relief is also needed from Article V, Non-conforming Development, Section 2.2 which requires additions to nonconforming structures to comply with the setbacks listed in Table 3-2 as mentioned.

Zoning Board of Review Business

1. Minutes: Review and action on the minutes of the April 26, 2005 Meeting.

Adjourn