

**DATE OF POSTING: March 17, 2011**

**ZONING BOARD OF REVIEW AGENDA**

**Tuesday, March 22, 2011 Meeting 7:00 pm**

**Town Council Chambers, Town Hall**

**Zoning Board of Review Hearings – 7:00 PM**

**1. Gary McCoy – Agent, Poyant Sign Company for property located at 1285 South County Trail; Map 81, A.P. 12, Lot 122 in a Commercial Highway (CH) zoning district. The Applicant seeks Dimensional Variances under Chapter 260, Article VII Signs, Sections 27(A), 28 (A), 28 (J), and 29 (B) of the Town Code, Zoning Ordinance. The Applicant requires dimensional variances to accommodate the number, size and clearance of the freestanding sign and attached wall signs. A variance is also being sought for the freestanding sign as it is located in the Route 2 corridor. (Continued from the January 25, 2011 hearing.)**

**2. William and Nancy Wray for property located at 71 Church Street; Map 85, A.P. 1, Lot 261 (Zoned R-10 Residential). The Applicant requires a dimensional variance from the allowable maximum height and side yard setback for construction of a detached garage. Chapter 260 of the Town Code, Zoning Ordinance, Table 2 – Table of**

**Dimensional Regulations by Zone, which sets forth a height maximum of 15 feet for accessory structures; the applicant is requesting to increase the garage height to 20 feet and the side yard setback requires fifteen feet (15') where a five foot (5') setback is requested.**

**3. Geoffrey Aptt & Jessica Gonzalez for property located at 550 Division Street; Map 83, A.P. 9 Lot 92 (Zoned R30, Residential). The Applicants are seeking relief from Chapter 260 of the Town Code; Zoning Ordinance, Article IV, Substandard Lot of Record, Section 12(C) Existing substandard lots or record; reduction of yards. The applicant seeks to add an addition to the existing house which will connect to the garage; the existing detached garage then loses its legal nonconformity and will be in the side setback. A dimensional variance from Table 2 of Chapter 260, Table of Dimensional Regulations, is thus requested.**

### **Zoning Board of Review Business**

**1. Decision Amendment – Brewster Thornton Architects for Westminster Unitarian Church**

**2. Minutes: Review/action on the minutes of the January 25, 2011 meeting.**

**Adjourn**