

DATE OF POSTING: February 15, 2013

ZONING BOARD OF REVIEW AGENDA

Tuesday, February 26, 2013 Meeting 7:00 pm

Town Council Chambers, Town Hall

Zoning Board of Review Hearings – 7:00 PM

- 1. Scott and Danielle Hubbard** for property located at 2 & 6 Castle Street; Map 85 A.P. 1, Lot 114 (Zoned Residential, R-6). The Applicant seeks a use variance from Table 1 of Chapter 260 of the Town Code; Zoning Ordinance, Permitted Uses by Zone, dimensional variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone, relief from Article III, Zoning Districts; Section 8, General Regulations; Subsection (A.) of Chapter 260 of the Town Code; Zoning Ordinance, and relief from Article VI, Off-Street Parking Regulations; Section 20, Required off-street parking spaces; Table of Required Parking of Chapter 260 of the Town Code; Zoning Ordinance. The Applicant seeks to convert one of the existing residences from a single family dwelling to a two family dwelling, thereby having a total of three (3) dwelling units on one 7,840 square foot lot. Relief from an existing setback encroachment is also requested.

***** Continued from the January 22, 2013 Hearing *****

- 2. Petra Building Corp.** for property located at 35 Oakbrook Court; Map 9 A.P. 19, Lot 373 (Zoned Residential, F-1 Cluster). The Applicant seeks a dimensional variance from Table #9-1 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations for Cluster Subdivisions. The Applicant has built a new construction single family dwelling which falls partially within the front yard cluster setback.

***** Continued from the January 22, 2013 Hearing *****

- 3. Wild Harvest Breads and Café LLC** for property located at 1675 South County Trail; Map 61 A.P. 12, Lot 274 (Zoned Manufacturing/Light Industry Office, M/LIO). The Applicant seeks

a use variance from Table 1 of Chapter 260 of the Town Code; Zoning Ordinance, Permitted Uses by Zone, relief from Article VI, Off-Street Parking Regulations; Section 21, Parking plan; location, number and ownership of parking spaces; Subsection (D.) of Chapter 260 of the Town Code; Zoning Ordinance, and relief from Article VI, Off-Street Parking Regulations; Section 25, Parking lot landscaping; Subsection (D.)(2) of Chapter 260 of the Town Code; Zoning Ordinance. The Applicant seeks to operate a restaurant subsisting of a bakery, café, and deli catering on the premises; parking relief is due to existing site layout.

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the November 27, 2012 meeting.
2. Election of Vice-Chair

Adjourn