AGENDA

I. APPROVAL OF MINUTES
A) April 21, 2015

II. OLD BUSINESS
A) Case # 4-2
   Petitioner: 233 Vaughan Street LLC
   Property: 233 Vaughan Street
   Assessor Plan 124, Lot 14
   Zoning District: Central Business A
   Description: Install a bathroom in space designated for mechanical equipment.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.531 to allow a structure height of 59’9”± for the habitable space of the building where 50’ is the maximum allowed.
   This petition was postponed from the April meeting and the request has been amended by a revision to the proposed height.

III. PUBLIC HEARINGS – NEW BUSINESS
1) Case # 5-1
   Petitioner: Strawberry Banke Inc.
   Property: 14 Hancock Street (Strawberry Banke)
   Assessor Plan 104, Lot 7
   Zoning District: Mixed Residential Office
   Description: Keep up to twelve chickens.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440, Use #17.20 to allow the keeping of farm animals in a district where it is not allowed.
2) Case # 5-2  
Petitioners: John K. & Joan F. Burnap  
Property: 50 South School Street #2  
Assessor Plan 101, Lot 60-2  
Zoning District: General Residence B  
Description: Replace an 18’± x 12’± deck in existing footprint.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be reconstructed or structurally altered without conforming to the requirements of the Ordinance.  
   2. Variances from Section 10.521 to allow the following:  
      a) A rear yard setback of 11’± where 25’ is required.  
      b) 43.5%± building coverage where 30% is the maximum allowed.

3) Case # 5-3  
Petitioners: Richard T. and Jennifer J. Mathes  
Property: 69 Sunset Road  
Assessor Plan 153, Lot 15  
Zoning District: Single Residence B  
Description: Replace existing shed with an 8’± x 10’± structure in same location.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.521 to allow 25.9%± building coverage where 20% is the maximum allowed.

4) Case # 5-4  
Petitioners: Stephen P. Brady & David Schmoyer  
Property: 51 Richards Avenue  
Assessor Plan 128, Lot 4  
Zoning District: General Residence A  
Description: Enclose existing 9’8”± x 18’6”± deck,  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed, or structurally altered without conforming to the requirements of the Ordinance.  
   2. Variances from Section 10.521 to allow a 6’± right side yard setback where 10’ is required.

5) Case # 5-5  
Petitioner: Gerald R., Dolores A., & Gerald R., Jr. Irrevocable Trust, Brown, Gerald, Dolores, Gerald Jr., Trustees  
Property: 174 Leslie Drive  
Assessor Plan 209, Lot 57  
Zoning District: Single Residence B
Description: Construct a 15’± x 22’± attached garage.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. Variances from Section 10.521 to allow the following:
   a) A 5.5’± right side yard setback where 10’ is required.
   b) 21.8%± building coverage where 20% is the maximum allowed.

6) Case # 5-6
Petitioners: James A. & Elizabeth E. Hewitt
Property: 726 Middle Road
Assessor Plan 232, Lot 47
Zoning District: Single Residence B
Description: Reconstruct 20’ x 30’ barn in existing footprint.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.521 to allow a left side yard setback of 3’ where 10’ is required.

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you need assistance to attend a meeting, please contact the Human Resources Department at 610-7274.