

ZONING BOARD OF APPEALS

MARCH 21, 2022 MEETING OF ZONING BOARD OF APPEALS

MINUTES

**Present:** Chairman Scott DeMane, Kellie Porter, Meghan Weeden, Elizabeth Jent, P.J Whitbeck,  
Justin Stearns  
Kyle Burdo, Housing Code Inspector  
James Welch, Housing Code Inspector

**Absent:** None

**Also present:** P.J. Whitbeck (applicant)  
Edward Cahill

Mr. DeMane called the meeting to order at 7:02 PM. The following item was on the agenda.

**APPEAL**  
2311

**APPLICANT**  
P.J. WHITBECK  
55 CUMBERLAND AVENUE

**REQUEST**  
CLASS B AREA VARIANCE REQUEST  
TO CONSTRUCT AN ADDITION TO HOME INTO  
SIDE YARD SETBACK

The **first** item heard is appeal 2311, Class B Area Variance request to construct an addition to home into side yard setback.

**Discussion:**

- Applicant and board discussion regarding proposed plan.
- Applicant expressed need for additional space due to steep, narrow stairway and would like to move washer/dryer to addition, bumping the addition area out in line with rest of home.
- Board and applicant discussion of lot lines. Angle of lot line heading to rear yard angles in, reducing distance to of property line to home as lot line travels to rear of property.
- Possible compromises to plan that would alleviate or lessen exacerbating the current nonconforming condition of the property discussed.

*Public Comment: None.*

*MOTION:*

By: K. Porter seconded by: E. Jent

*IN REGARD TO APPEAL #2311, AFTER REVIEW OF THE SHORT ENVIRONMENTAL ASSESSMENT FORM, WE FIND EVERYTHING IS IN ORDER, THERE IS LITTLE TO NO ENVIRONMENTAL IMPACT AND THE ZONING BOARD CHAIR MAY CHECK BOXES 1-11 AND SIGN THERE IS NO OR SMALL IMPACT THAT MAY OCCUR*

*ALL IN FAVOR: 5*

*OPPOSED: 0*

*MOTION PASSED  
(P.J. Whitbeck recused)*

*MOTION:*

By: J. Stearns, seconded by: K. Porter

*IN REGARD TO APPEAL #2311, P. J. WHITBECK, 55 CUMBERLAND AVENUE, MOTION TO APPROVE THE PROPOSED ADDITION WILL NOT EXCEED THE CURRENT ENCROACHMENT OF THE HOUSE INTO THE SIDE YARD SETBACK.*

*ALL IN FAVOR: 5*

*OPPOSED: 0*

*MOTION PASSED  
(P.J. Whitbeck recused)*

*MOTION:*

*By: J. Stearns, seconded by K. Porter*

*MOTION TO APPROVE NOVEMBER 15, 2021 MINUTES AS WRITTEN*

*ALL IN FAVOR: 3*

*OPPOSED: 0*

*MOTION PASSED*

*MOTION:*

*By: M. Weeden, seconded by P. J. Whitbeck*

*MOTION TO APPROVE DECEMBER 20, 2021 MINUTES AS WRITTEN*

*ALL IN FAVOR: 3*

*OPPOSED: 0*

*MOTION PASSED*

*MOTION:*

*By: J. Stearns, seconded by E. Jent*

*MOTION TO APPROVE FEBRUARY 14, 2022 MINUTES AS WRITTEN*

*ALL IN FAVOR: 5*

*OPPOSED: 0*

*MOTION PASSED*

Motion to Adjourn:

By: E. Jent, seconded by K. Porter

Adjourned at 7:42 PM

For the purpose of this meeting, this meeting was audio and video recorded. This is a true and accurate copy and transcription of the discussion. For a more detailed discussion, please see the recording.

Lisa Beebie  
Secretary  
Zoning Board of Appeals