

ZONING BOARD OF APPEALS

MAY 16, 2022 MEETING OF ZONING BOARD OF APPEALS

MINUTES

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

Absent: Elizabeth Jent

Also present: Kathleen Snow
Rick Favreau

Mr. DeMane called the meeting to order at 7:06 PM. The following item was on the agenda.

<u>APPEAL</u>	<u>APPLICANT</u>	<u>REQUEST</u>
2315	KATHLEEN M. SNOW 94 PARK AVENUE WEST	CLASS B AREA VARIANCE REQUEST TO CONSTRUCT A COVERED PORCH INTO FRONT YARD SETBACK

The **first** item heard is appeal 2315, Kathleen M. Snow, 94 Park Avenue West, Class B area variance request to construct a covered porch into front yard setback.

Discussion:

- Board and applicant review of proposed 11 ft. x 15 ft. covered front porch plans.
- Discussion of property line location.
- Entire porch is in front yard setback per property line measurements.
- Code allowance in front yard setback for first floor decking/landing is 8 ft. wide, 6 ft. depth, uncovered.
- Alternatively, there is enough room on the Cogan Avenue side of the property to build decking outside of the front yard setback. Applicant would prefer not to do this.
- Board and applicant discussion of compromise to include not covering the porch and downsizing the decking and stair dimensions.

Public Comment: None

MOTION:

By: K. Porter, seconded by: P.J. Whitbeck

IN REGARD TO APPEAL #2315, MOTION TO APPROVE THE SHORT ENVIRONMENTAL ASSESSMENT FORM AND THAT THE ZONING BOARD CHAIR SHOULD CHECK BOXES FOR QUESTIONS 1-11 THAT THERE WILL BE LITTLE TO NO ENVIRONMENTAL IMPACT FOR THIS PROJECT AND SIGN.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: K. Porter, seconded by: M. Weeden

MOTION TO APPROVE APPEAL #2315, 94 PARK AVENUE WEST, KATHLEEN M. SNOW, TO AMEND THE FILED VARIANCE APPLICATION AND GRANT A VARIANCE TO BUILD A PORCH INTO THE FRONT YARD SETBACK AREA TO NOT EXCEED 8 FT FROM THE FRONT OF HOUSE TOWARD THE PROPERTY LINE AND NOT TO EXCEED 15 FT ALONG FRONT OF HOUSE WITH NO ROOF.

ALL IN FAVOR: 3

OPPOSED: 2

(S. DeMane and J. Stearns voted in the negative)

MOTION PASSED

MOTION:

By: J. Stearns, seconded by K. Porter

MOTION TO APPROVE APRIL 11, 2022 MINUTES AS WRITTEN

ALL IN FAVOR: 4

OPPOSED: 0

MOTION PASSED

Motion to Adjourn:

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

Adjourned at 7:43 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