



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

February 11, 2020

7:30 pm @ Community Development Department

Call to Order

Public Hearing

Case #37-2019: Parcel 20-E-121

(Continued from December 10, 2019)

Applicant – Rodrigo and Thayse Mota

Owner – Rodrigo and Thayse Mota

Location – 76 Lowell Road

Zoning District – Rural District

Variance relief is requested from **Section(s) 702 and Appendix A-1** to allow construction a roof over a patio to be added on the front of the house in the Rural District. Specifically from **Sec. 702 & Appendix A-1**: To allow the existing house to have a northeasterly side yard setback of 10.5' where 30' is required and to have 155' of road frontage where 175' is required. For a house with an existing 19.5' front yard setback, to allow the proposed roof to have a front yard setback of 11.5' to Lowell Road, where 50' is required.

Case #03-2020: Parcel 13-J-8

Applicant – Edward N. Herbert Associates, Inc.

Owner(s) - Allen M. Johnson 2011 Revocable Trust, Allen M. Johnson, Trustee

Judy C. Johnson 2011 Revocable Trust, Judy C. Johnson, Trustee

Location – 1 Allen Road

Zoning District – Rural District

Variance relief is requested from Section(s) 702 & Appendix A-1 to allow construction of a single family dwelling (SFD) on a pre-existing non-conforming lot. Specifically from Sec. 702 & Appendix A-1: To allow a lot size of 15,690 +/- sf where a minimum land area of 50,000 sf is required and to allow 0' frontage on Allen Road (a private road) where 175' of frontage is required on a public road, and to allow the SFD a front yard setback of 28' +/- where 50' is required and to allow side yard setbacks of 23' and 26' where 30' is required.

Public Meeting

Meeting Minutes-Review and Approve: Nov. 26th Dec. 10th 2019, Jan. 14th 2020.

Legislative/Staff Updates

None

Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.