

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
November 21, 2016**

Work Session:

Regular Meeting:

**1. Henry Van Motel
40 Sodom Road**

NOTE: This application has been continued to the December 19, 2016 Zoning Board of Appeals meeting at the request of the applicant. Continued Public Hearing to review an application for a pre-existing, non-conforming, second freestanding sign where only one is permitted and requires the following variances: 5 ft. variance where 10 ft. is proposed and 15 ft. is required; a 60 sq. ft. variance where 84 sq. ft. is proposed and 24 sq. ft. is required; a height variance of 2 ft. where 12 ft. is proposed and 10 ft. is permitted.

**2. Brewster Retail Outlet
1224 Route 22**

Continued Public Hearing to review an application referred by the Planning Board for the following variances:

1. The proposed canopy would be a new structure within the front yard setback. A setback of 4 feet is provided where 100 feet is required. Therefore the Applicant is seeking a variance of 96 feet;
2. The proposed project would increase the pre-existing non-conforming lot coverage. Lot coverage of 80.6% is proposed, where a maximum of 45% is permitted. Therefore the Applicant is seeking a variance of 35.6%;
3. The proposed project would reduce the pre-existing non-conforming open space on the site. Open space of 19.4% is proposed where a minimum of 55% is required. Therefore the Applicant is seeking a variance of 35.6%;
4. The proposed project would reduce the rear parking setback on the site. A setback of 16 feet is proposed where 100 feet is required. Therefore the Applicant is seeking a variance of 84 feet.

**3. Victor Velasquez and Brunilda Colon
142 Milltown Road**

Continued Public Hearing to review an application for an addition to a single family home, which requires a revision to the existing variances:

1. West side yard setback variance of 14.32 ft. where 15.68 ft. is proposed and 30 ft. is required. (Variance approved previously on May 16, 2016 for 10.32 ft.);
2. Total side setback variance of 21.64 ft. where 53.36 ft. is proposed and 75 ft. is required. (Variance approved previously on May 16, 2016 for 17.64 ft.)

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
November 21, 2016**

**4. David and Maria Rodriguez
28 Forest Lane**

Continued Public Hearing to review an application for an existing side deck, which requires a south side yard setback variance of 12 ft. where 8 ft. is proposed and 20 ft. is required; a total side setback variance of 16.14 ft. where 33.86 ft. is proposed and 50 ft. is required; and an east front setback variance of 9.64 ft. where 25.36 ft. is proposed and 35 ft. is required.

**5. Bill Henry Tree Service
47 Prospect Hill Road**

NOTE: This application has been continued to the December 19, 2016 Zoning Board of Appeals meeting at the request of the applicant. Continued Public Hearing to review an application for the proposed renovation of a non-conforming residence in the ED Zone, which requires a Use Variance for a residential dwelling in the ED Zone.

**6. Dennis and Kimberly Santucci
5 Shady Lane**

NOTE: This application has been continued to the December 19, 2016 Zoning Board of Appeals meeting at the request of the applicant. Public Hearing to review an application for an existing fence and garbage enclosure, which requires the following variances:

1. A 3 ft. height variance for a fence on top of a stone wall in the front setback (north property line) where 3 ft. is permitted and 6 ft. is proposed;
2. A 2 ft. 2 in. height variance for a fence on top of a stone wall in the front setback (north property line but behind the first 50 ft. front setback) where 6 ft. is permitted and 8 ft. 2 in. is proposed;
3. A 3 ft. 3 in. height variance for a fence on top of a stone wall in the front setback (south property line) where 3 ft. is permitted and 6 ft. 3 in. is proposed;
4. A 3 ft. height variance for a fence on top of a stone wall in the front setback (south property line but behind the first 50 ft. front setback) where 6 ft. is permitted and 9 ft. is proposed.
5. A 1 ft. height variance for a garbage enclosure where 3 ft. is required and 4 ft. is proposed.

Approve Meeting Minutes from October 17, 2016

DRAFT 11/18/16 Agenda Subject to Change