

TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
October 17, 2016

Work Session:

Regular Meeting:

1. Henry Van Motel
40 Sodom Road

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. Maria and Larry Schanbacher
36 Peach Brook Lane

Public Hearing to review an application for a deck, which requires a 14 ft. east rear yard setback variance where 50 ft. is required and 36 ft. is proposed.

3. Brewster Retail Outlet
1224 Route 22

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.

4. Victor Velasquez and Brunilda Colon
142 Milltown Road

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.)

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**5. Richard and Patricia Morganti
101 Cobb Road**

Public Hearing to review an application for a shed, which requires an 8 ft. east side yard setback variance where 20 ft. is required and 12 ft. is proposed.

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

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.

**7. Deborah Bernstein
8 Bradford Lane**

Public Hearing to review an application for a deck, which requires a 15 ft. north rear setback variance where 50 ft. is required and 35 ft. is proposed.

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

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.

Approve Meeting Minutes from September 19, 2016

DRAFT 9/30/16 Agenda Subject to Change