



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

August 23, 2022 – 7:00 @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department) Live

Broadcast: WCTV Channel 20 – Local Cable TV

Live Stream: <http://www.wctv21.com/>

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

Call to Order

Rehearing Request – [Case 10-2022](#): Parcel 24-F-6, 6 Johnny Hill Road

[Case #24-2022](#) Parcel 13-B-50

Applicant – Benchmark Engineering, Inc

Owner – Rockingham Road Realty Trust

Location – 20 Rockingham Road, Renzo Gracie BJJ

Zoning District – Business Commercial District A

Variance relief is requested from **Section(s) 706.5.1.2, 706.3.2.3** to allow a pre-existing electronic reader board sign to remain standing, where electronic reader board signs are not permitted and to allow the pre-existing reader board sign to remain standing without receiving approval from the Planning Board.

[Case #25-2022](#) Parcel 13-A-9 & 13-A-10

Applicant – Benchmark Engineering, Inc

Owner – Rockingham Road Realty Trust

Location – 13-15 Rockingham Road

Zoning District – Business Commercial District A

Variance relief is requested from **Section 705.1.1** to allow the green space of the property to be reduced to 20% of the lot area, where 30% of green space is required.

[Case #26-2022](#) Parcel 17-C-105A

Applicant – Benchmark Engineering, Inc

Owner – Fox Family Rev Living Trust

Location – 10 Cross Street

Zoning District – Residential District A / WPOD

Variance relief is requested from **Section(s) 406.2, 702/Appendix A-1, 703, and 703.1** to allow the construction of a detached 24'x24' garage on a pre-existing non-conforming lot. To allow the expansion in the area and or volume from 960 SF to 1,536 SF, and from 15,360 cu/ft to 19,968 cu/ft. To allow the lot size to be 9,496 SF, where a minimum 50,000 SF land area is required. To allow 0' of frontage on a

private road, where 175' of frontage is required on a public road. To allow the detached garage in the front yard of Cross St setback 1' from the property line, where a 50' front yard setback is required. To allow the easterly side yard setback to be 5', where 30' is required for side and rear yard setbacks.

Case #27-2022 **Parcel 21-V-250B**
Applicant – Benchmark Engineering, Inc
Owner – John & Rachel Kula
Location – 20 Fish Road
Zoning District – Residential District A / WPOD

Variance relief is requested from **Section(s) 405.2, 405.3, 702 / Appendix A-1, and 703** to raze three (3) existing seasonal homes and construct a new dwelling on the property with a detached garage. To allow construction of a year-round single-family dwelling and detached garage to be constructed within the waterfront and side yard setbacks on a pre-existing non-conforming lot. To allow the combined 22,000 cu/ft of the three dwellings to be increased to approximately 38,900 cu/ft for the new single-family dwelling, and 8,200 cu/ft for the detached garage.

To allow the new single-family dwelling to be 47' from the lakeside setback, and to construct steps 38' from the lakeside setback. To allow the building to be 10' from the northerly lot line, with the steps being 5' from the line, and to allow 10' from the southerly lot line. To allow the detached garage 12' from the Fish Rd right of way, 10' from the northerly lot line, and 19' from the southerly lot line, where 50' front setback (shoreline and street), and 30' side and rear yard setbacks are required, and to allow the proposed detached garage within the front yard. To allow a lot size of approximately 14,438 SF, where a minimum lot size of 50,000 SF is required, with 63' of road frontage on a private road, where 175' of frontage on a town-approved road is required.

Case #28-2022 **Parcel 21-H-16 A & C**
Applicant – Edward N. Herbert Associates
Owner – William and Marion C. Deluca
Location – 2 & 4 Cheryl Road
Zoning District – Residential District A / WPOD

Variance relief is requested from **Section(s) 405.2, 405.3, 405.5, and 702 / Appendix A-1** to revise the lot lines between two pre-existing, non-conforming lots, which will reduce 4 Cheryl Rd (lot 21-H-16A), from 53,512 SF, to 39,000 SF, where a 50,000 SF lot size is required, without frontage on a town-approved road, where 175' on a town-approved road is required. And then, 2 Cheryl Rd (lot 21-H-16C), will be enlarged from 8,430 SF to 22,942 SF where a 50,000 SF lot size is required, without frontage on a town-approved road, where 175' on a town-approved road is required.

Furthermore, the request to permit an existing structure on a 1,109 SF footprint on lot 21-H-16C, to be razed and replaced with a new single-family dwelling that will have a 1,669 SF footprint, with a 6' setback from the Northerly lot line, where 30' is required for the side and rear yards.

Meeting Minutes-Review and Approve: 08-09-22

Planning Sessions and By-law updates
Legislative/Staff Updates
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.