



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

September 28, 2021

7:00 pm @ Community Development Department

Case #43-2021: Parcel(s) 17-L-80

Applicant – Benchmark Engineering, Inc.

Owner – Anthony Deluca

Location – 24 Horseshoe Road

Zoning District – Residential A & WWPDP

Variance relief is requested from Section(s) 405.2, 702, Appendix A-1 & 616.8.1 to replace a nonconforming single-family dwelling on a pre-existing nonconforming lot by: allowing an expansion in the area and/or volume of the house from 800 to 3,440 square feet in area and from 14,800 to 58,500 cubic feet in volume where the ordinance does not allow any increase; to allow the construction on a lot of 26,450 square feet where a minimum of 50,000 square feet is required; to allow no frontage where 175 feet is required; to allow encroachments into the 30-foot side setbacks and the 50-foot lakeside setback; and to allow the redevelopment of the lot within the WWPDP 100-foot buffer.

Case #44-2021: Parcel(s) 21-V-231

Applicant – Benchmark Engineering, Inc.

Owner – Carroll Family Trust

Location – 13 Fish Road

Zoning District – Residential A & WWPDP

Variance relief is requested from Section(s) 702, 703 & Appendix 1 to allow construction of a detached garage 20 feet from the front lot line where 50 is required, 10 feet from the side lot line where 30 is required; to allow the construction on a lot with 117.5 feet of frontage where 175 is required, and on a lot of 27,500 square feet where 50,000 is required.

Case #45-2021: Parcel(s) 16-Q-173

Applicant – Benchmark Engineering, Inc.

Owner – The Sullivan Family Revocable Trust

Location – 28 First Street

Zoning District – Residential A & WWPDP

Variance relief is requested from Section(s) 405.2, 405.3, 702 & Appendix A-1 to raze an existing seasonal dwelling and replace it with a new year-round dwelling increasing the area and volume from 890 to 1,131 square feet in area and from 14,240 to 17,000 cubic feet in volume on a lot of 5,739 square feet where 50,000 square feet is required; to allow 50 feet of frontage where 175 feet is required; to allow a front setback of 45 feet where 50 feet is required; and to allow side setbacks of one (1) and 7.5 feet where 30 feet is required.

Case #46-2021: Parcel(s) 21-K-38
Applicant – Benchmark Engineering, Inc.
Owner – Robert & Heidi Odiena
Location – 46 Turtle Rock Road
Zoning District – Residential A & WWPD

Variance relief is requested from Sections 405.2, 405.3, 406.2, 702 & Appendix A-1 to allow: the construction of an addition to an existing single-family dwelling, raze a detached building and construct a garage in the same area, increasing the area and volume of the house from 1,788 to 2,455 square feet in area and 16,400 to 22,950 cubic feet in volume, on a lot of 13,959 square feet where 50,000 is required; 88 feet of frontage where 175 feet is required; a front setback of 30 feet where 50 feet is required; a side setback of 21 feet where 30 feet is required; and a front setback from Cobbett's Pond of 27 feet where 50 feet is required.

Case #47-2021: Parcel(s) 20-E-130
Applicant – Benchmark Engineering, Inc.
Owner – Jeffrey Slowick & Wendy Williams
Location – 28 Bear Hill Road
Zoning District – Rural & WWPD

Variance relief is requested from Section(s) 601.3, 601.4.8, 601.4.8.4.1, 616.8.1, 702 & Appendix A-1 to allow the filling of 13,500 square feet within the WWPD to create yard area, and to locate a shed within the WWPD.

**Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact:
Community Development Department; open Monday – Friday 8am – 4pm**