

ZBA Meeting Minutes May 30, 2007 – Strauss, Pineridge

Members Present: Robert Cadle, Chase Duffy, Stuart Schulman, Mark Mulligan, Megan Mahony

Strauss

Chairman Cadle convened the Strauss hearing by reading the Legal Notice.

Mr. Strauss, applicant, noted that he has a small house and three children, and then presented both a plan of the existing layout and a plan for the proposed addition. He said that he is planning on a 24 feet out by 28 feet up addition, noting that this makes sense because of topography, aesthetics, and drainage. He said that his house is the furthest back of all the houses on the road so it is not negative to the neighborhood.

Chairman Cadle asked about the floor plans and how they fit in with the addition.

Mr. Strauss said that the floor plans were of the existing dwelling and the hand drawn plan shows the addition.

Chairman Cadle asked about the number of bedrooms.

Mr. Strauss said that he is not adding more bedrooms and noted that the dining room is now a bedroom and when the additon is complete, it will be a dining room again. He noted that he will either reconvert the dining room or put a dining room in the addition. He said that he has a current three bedroom Title V septic system and will the house will remain at three bedrooms.

Mrs. Duffy asked where this house is in relation to the Collette's house.

Mr. Strauss noted that it is two houses down.

Ms. Mahony said that she drove by, noting that the other houses are closer the road and that she has no problem with the proposal.

Chairman Cadle noted that there is a big topography problem so the addition can't be moved back.

Of note: The Collettes have no problem with the proposal.

Mrs. Duffy suggested connecting it to the garage.

Mr. Strauss said that he needed the most bang for the buck and doing it this way utilizes basement space and means he wouldn't need to raze the garage, which is 50 years old and in bad shape.

The Board moved to grant a variance to allow the addition to be 47 feet from the front lot line, with the condition that the variance be registered with the deed. The motion was seconded and passed unanimously.

The Board moved and seconded to endorse Harris Gerber-McWade as a new associate board member.

Pineridge

The Board moved to continue the Jenkins Road hearing to 7/11/07. The motion was seconded with four yeas and one abstention.

The meeting adjourned at 9:00 pm.