Zoning Board of Adjustments

Public Meeting

May 5, 2021, 2 pm

Re: Mr. Mensh, Lookout Point Rd

Members: Gary Carney, acting chair, Ralph Marinaccio, Jack Sheehy, Fred Crombie, alternate Bruce Carpenter.

Meeting began with Bruce Carpenter recusing himself from the public meeting. Gary Carney moved to allow the alternate member to vote. Ralph Marinaccio second all voted in favor.

Carney, we are here to review the appeal decision regarding the overhang and 3 X 4-foot stoop with stairs, asking for an 18’ variance from the lot sideline which is next to property owner Welkes.

Sheehy: mentioned he could not measure not enough stakes could not tell the sideline measurement.

Marinaccio: I measured finding he would need an 18’ variance from the sideline. I feel the percentage of impervious is already over for that size lot, he has other egresses and he could grade so one could easily have access to the exit with no issues, also he has other egresses. The overhang is not grandfathered due to the requested replacement nor would the new construction.

Carney: Does the board have any questions or comments?

Carney made a motion to vote Marinaccio second.

All in favor to grant the 18’ variance from the lot sideline (0) all oppose 4-0 in favor to deny the overhang and stoop with steps.

1) The original building had no stoop with stairs and have no problem with accessing the egress to the property.

2) Overhang requested is bigger than the original (not grandfathered).

3) The impervious for the lot is way over

4) The board found no hardship with having other egresses and can grade for easy access like it originally was on the previous building.

Meeting adjourned at 2:14 pm

Respectfully

Deborah Defosse