



**ZONING BOARD OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**  
**NOVEMBER 16, 2015, 7 PM, ROOM 200A**  
**SECOND FLOOR OF CITY HALL**

**CALL TO ORDER:**

**ROLL CALL:**

**MINUTES:** The minutes from the ZBA meeting of October 19, 2015 will be reviewed.

**CONTINUED: (Site Visit)**

<b>Application # 2015-0026</b>	<b>MSL # 225-248-8</b>	<b>CR Zone</b>
<b>J Green</b>	<b>527 Weirs Blvd</b>	<b>Equitable Waiver</b>

The applicant is requesting an equitable waiver from 235-35 (B), in order to allow a garage to remain in its current position. The setback is 10' in this zone and the garage permits a 9.6' setback.

**CONTINUED (NOT OPENED)**

<b>Application # 2015-0027</b>	<b>MSL # 442-11-36</b>	<b>RG Zone</b>
<b>E. Tarbell</b>	<b>33 Baldwin St</b>	<b>Variance</b>

The applicant is requesting a variance from 235-33, Table II, Table of Dimensional Requirements, in order to permit an additional unit to be located on the property. The property would require 36,300 SF for the 5 units. It is currently non-conforming, requiring 29,040 SF and having only 17,424 SF for the existing 4 units. He is also requesting a variance from 235-67 (B), limits on a non-conforming use and 235-41 (J) (1), size of the accessory apartment, and 235-46, 47, 48 and 50.1, Parking.

<b>Application # 2015-0032</b>	<b>MSL # 442-11-36</b>	<b>RG Zone</b>
<b>E. Tarbell</b>	<b>33 Baldwin St</b>	<b>Special Exception</b>

The applicant is requesting a Special Exception from 235-26 in order to permit a multi-family unit to exist on the property. The property is currently non-conforming with 4 units.

**NEW HEARINGS:**

<b>Application # 2015-0033</b>	<b>MSL # 377-199-13</b>	<b>RS Zone</b>
<b>N &amp; P Morrison</b>	<b>569 Shore Drive</b>	<b>Variance</b>

The applicant is requesting a variance from 235-17 (D) (1) (c) in order to replace an existing deck and add an additional 4' which would further expand into the Shoreland Protection Overlay District.

<b>Application # 2015-0035</b>	<b>MSL # 489-383-4</b>	<b>RRI Zone</b>
<b>Percy One Family Trust</b>	<b>212 Mason Court # 269</b>	<b>Special Exception</b>

The applicant is requesting a Special Exception from 235-26, Table 1, in order to have a HAM radio communications tower.

**Application # 2015-0036**  
**T. Varney**

**MSL # 457-188-16**  
**66 Province St**

**RG Zone**  
**Variance**

The applicant is requesting a variance from 235-33, Table II, Dimensional Requirements, in order to change a single family residence to a two family. The lot size is 8735 SF and 14,520 SF would be required for the two-units.

**Application # 2015-0038**  
**KTM Properties**

**MSL # 350-168-19 & 20**  
**9 & 17 North St**

**RG Zone**  
**Special Exception**

The applicant is requesting a Special Exception per 235-26 for a multi-family structure, in order to replace two 2-units buildings (4 units total) with 8 units in two buildings. The lots would be merged and the non-conforming structures and parking would be brought into compliance with setbacks.

**Application # 2015-0037**  
**KTM Properties**

**MSL # 350-168-19 & 20**  
**9 & 17 North St**

**RG Zone**  
**Variance**

The applicant is requesting a variance from 235-33 in order to replace 4 units with a total of 8 units. The lots will be merged and the new lot will have .47 acres, which is 20,473 SF. Density in the RG zone is 6 per acre. With the merged lots he would only be permitted 2 units. There are currently 4 units existing (on 2 lots). The grandfathering is unknown.

**CONTINUED (NOT OPENED):**

**Application # 2015-0031**  
**R. Bartlett**

**MSL 425-158-57**  
**35 Messer St**

**DR Zone**  
**Variance**

**Application # 2015-0034**  
**R. Bartlett**

**MSL 425-158-57**  
**39 Messer Street**

**DR Zone**  
**Variance**

The applicant is requesting a variance from 235-48 E (2), parking area setback, in order to combine parking on these two lots which he now owns.

**OTHER BUSINESS:**

From this date until the hearings, the proposed plans and other related materials are available for inspection at the Planning Office, basement of City Hall. Business hours are 8:30 am – 4:30 pm.

**NOTE:** Any continuation of the Public Hearing or of deliberations on the application will be announced at the Public Hearing. If you require special accommodation in order to attend this meeting, please call the Planning Department at 603-527-1264 within 48 hours of the meeting date.