



**ZONING BOARD OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**  
**DECEMBER 21, 2015, 7 PM, ROOM 200A**  
**SECOND FLOOR OF CITY HALL**

**CALL TO ORDER:**

**ROLL CALL:**

**MINUTES:** The minutes from the ZBA meeting of November 16, 2015 will be reviewed.

**CONTINUED: (Determination)**

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

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

<b>Application # 2015-0038</b> <b>KTM Properties</b>	<b>MSL # 350-168-19 &amp; 20</b> <b>9 &amp; 17 North St</b>	<b>RG Zone</b> <b>Special Exception</b>
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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.

<b>Application # 2015-0037</b> <b>KTM Properties</b>	<b>MSL # 350-168-19 &amp; 20</b> <b>9 &amp; 17 North St</b>	<b>RG Zone</b> <b>Variance</b>
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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.

**NEW HEARINGS:**

**Application # 2015-0041**

**MSL # 407-31-43**

**RG Zone**

**C. Dwinal**

**41 Butler Street**

**Variance**

The applicant is requesting a Variance from 235-35 (B), side/rear setbacks, in order to add 72 SF (approximately 7 x 10) to the residence. The addition will square off the house and will protrude no further into the rear setback than the current structure, leaving a rear setback of approximately 6'.

**Application # 2015-0040**

**MSL # 21-253-15**

**RRI Zone**

**D. Mulkern/Briggeman Construction**

**536 Leighton Ave N**

**Variance**

The applicant is requesting a Variance from 235-19 E (2) (b), in order to add a deck to the existing structure. The deck will protrude no further into the SPOD setback than the current residence and will be located approximately 35' from the shorefront. Shoreland approval has been obtained.

**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.