

# ZBA STAFF REVIEW

Date Received: 6/3/20

PID #: B07 046 000

ZBA #: 20-00364

Property Address: 61 Kings Highway South

Zone: A

Applicant: Shashua M. Mitchell

Owner: George A. & Shannon S. Vindiola



## Legal Description of the Project:

For additions and decks, for modification to the approved pool plan for a larger pool in a modified location, and for a larger driveway.

## VariANCES Needed:

Sec. 13-6 for additions, decks, pool & driveway over building and total coverage

## History:

Variance 2475 - 6/10/71 For rectangle requirement - Granted.

5/1/14 Larry Bradley confirmed vacant lot was buildable.

8/10/17 Zoning Permit #41669 issued for new house. ZCC has not been issued at this time.

8/10/17 Zoning Permit #41670 issued for pool. ZCC has not been issued at this time.

Does this work constitute New Construction Definitions per §5? Yes  No

Excavation & Fill Appl. Required? Yes  No

P&Z Site Plan/ Special Permit Appl. Required? Yes  No

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes  No

CAM? Yes  No  Is CAM Site Plan Required? Yes  No  List Sections:

Is ARB review required? Yes  No

**For Properties in Flood Zone:**

Flood Zone/ Elevation (BFE): X - This lot is not regulated by FEMA Proposed First Floor Elevation:

Existing Average Grade: Additional Height earned per §6-3.3:

ZONE:	Variance?	Conforming?	Increase/ Decrease Non-conformity?	Proposed	Existing	Required/ Allowed
Lot Area: Steep Slopes/ Wetlands	NO	YES	N/A	32120	32120	21780
Building Coverage:	YES	NO	INCREASE	18.41%	vacant before construction, approved to be conforming	15%
Total Lot Coverage:	YES	NO	INCREASE	30.62%	vacant before construction, approved to be conforming	25%
Setbacks:						
Front:	NO	YES	N/A	30'+	approved to be conforming	30'
Side:	NO	YES	N/A	15'+	approved to be conforming	15'
Rear:	NO	YES	N/A	25'+	approved to be conforming	25'

**Miscellaneous Notes:**

The house and pool permits were issued for conforming plans. The construction did not follow the approved plans which resulted in the non-conforming coverage issues.

*This application is now complete*

**Zoning Official Signature:** *Susan Reynolds*

**Date:** 7/23/20