ZBA STAFF REVIEW

Date Received: 9/15/20 **PID #:** D17037000 **ZBA #:** ZBA-20-00644

Property Address: 3 Snowflake Lane **Zone:** AAA

Applicant: Paul and Kristen Ledenko **Owner:** Paul and Kristen Ledenko

Legal Description of the Project:

For installation of pool in setbacks

Variances Needed:

Sec. 11-4 setbacks (res. AAA)

History:

Variance granted in 1960 for lot shape and setbacks (#1271). See attached minutes of case #1271. Map 4977 recorded on the land records in 1960 shows setbacks on the east lot line as 40' and on the west line as 30'. No setback noted on north or south lot lines, so it would be 50'. Existing tennis court and deck are legalized for setbacks per 8-13a.

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): Proposed First Floor Elevation:

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

Lot Area:

Gross Lot Area: 87299 Net Lot Area: 85980 ☐ Wetlands ☑ Steep Slopes

ZONE:	Variance?	Conforming?	Proposed	Existing	Required/ Allowed
Building Coverage:	----	---			
Total Lot Coverage:	NO	YES	13.47%	12.75%	25%
Setbacks: Front: Side: Rear:	 NO YES NO	 YES NO YES	 50' 12' 50'	 50' 6' shed 50'	 50' 30' 50

Signs:

Existing: Required: Proposed:

Additional Information & Notes:

The lot has two front setbacks (North Avenue and Snowflake Lane) and the rest are side setbacks. For a conforming lot in Res AAA zone, setbacks are 50' all around. This lot was granted a 40' setback on Snowflake Lane, which is a front, and a 30' side seback (lot line parallel to Snowflake Lane). The other setbacks are 50' as they were not modificed in ZBA case #1271.

This application is now complete

Zoning Official Signature: *Laurie Montagna, Zoning Official* Date: 9/21/20 REV 10/14/20