

July 31, 2014

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the June 25 and July 23, 2014 Zoning Board of Appeals meeting and the agenda for the August 27, 2014 meeting.

June 25, 2014 Decision

1. **APPROVED: REID SILVA FOR RONNIE PLANALP REVOCABLE TRUST; Article 4 Section 4.2A3; 275 South Rd.; Map 24 Lot 163.4:** Construct and maintain a 60' X 120' tennis court and fencing in a location that meets the minimum 50-foot setback distance from the lot lines. The tennis court is within the South Road Roadside District.

July 23, 2014 Decision

1. **APPROVED: REID SILVA FOR NORTH STAR REALTY TRUST (GRAEME FLANDERS); Article 8 Section 8.3; 4 Tucker Trail; Map 33 Lot 55:** Demolish the existing non-conforming dwelling that is approximately 2 feet from the southeast lot line on a pre-existing, non-conforming, 1.3-acre lot and construct a new single-family residence with a roof ridge height that will not exceed 18 feet above mean, natural grade in a location that will be no closer than 15 feet from the southeast lot line. The project is in the Nashaquitsa Pond Coastal District. The Conservation Commission has approved the plan with conditions.

August 27, 2014 Agenda

1. **GEORGE SOURATI FOR ROBERT KEGAN AND BARBARA WOLF; Article 8 Section 8.3 and Article 11 Section 11.6B.2.b.i.a.; 127 State Rd.; Map 33 Lot 15:** Renovate the existing dwelling as follows: the existing footprint for the renovated sections will not change; the roof ridge height of the three existing house sections will be raised approximately 8 inches for rigid insulation – the final roof ridge heights of these sections will be 15.3, 14.9 and 17.0 feet above mean, existing grade; a 285 sq. ft., 3-season porch with a roof ridge height of 18.7 ft. above mean, existing grade and 17.0 feet above mean natural grade will be added and approximately 48 sq. ft. of this addition is in the zoning shore zone; the patio will be squared off; two window wells will be added to allow for more light in the basement; an outdoor shower will be added. The work is in the State Road Roadside District and the Nashaquitsa Pond Coastal District.
2. **GEORGE SOURATI FOR HENRY AND CAROL GOLDBERG; Article 6 Section 6.11; 19 Peaked Hill Road; Map 19 Lot 5:** Add approximately 390 sq. ft. of living space to the existing single-family residence. The total area of living space on the 0.86-acre parcel with the addition will be 3,905 sq. ft. The maximum allowable area by Special Permit is 5,465 sq. ft.