

Case # 476

APPROVED 6/14/2017

May 17, 2017

John & Carla Codispoti, 28 Little Bear Island seek a variance for insufficient setback from the lakefront.

Amy, Alicia, Bob, Mark and Tom were present.

Mark opened the hearing with the particulars of a variance concerning article IV section 4.2. Applicant proposes to put an addition to the back side of an existing dwelling within the 50' setback.

Ryan MacDonald representing the applicant presenting. They have already removed a hemlock tree in the back but other than that it would be minimum impact on the site. It would not be visible to any abutter. The dwelling predates zoning, Jack Parsons felt it was built in the 60's. There was a variance granted for the same project in 2014 but applicant did not go forward with the project. There is a new septic approval dated 2015. Jack Parson's explained that because there is no septic plan for the current system a new system has to be built for this project. The 2015 plan is still valid. This is a new law as of October 2016.

Applicant was asked if addition is a bedroom? No just an increase in living area.

The board all felt that because it was to the rear of the building they had no concerns.

Bob asked about the proposed shed. Not in the ZBA's jurisdiction, meets setback.

Not contrary to public interest. Spirit and intent is observed. Justice is done, there was a previous variance granted. It will improve the area. This is the best place to put an addition.

Bob made motion to grant variance. Tom 2<sup>nd</sup>. All were in favor.

Hearing Adjourned

Jackie Rollins

Secretary