

July 31, 2018

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its July 25, 2018 meeting and outlines the agenda for its August 21, 2018 meeting.

July 25, 2018 Decisions

APPROVED: REID SILVA FOR RICHARD AND LISA ZABEL; Article 6 Sections 6.3, 6.6 and 6.11B3; 225 State Rd.; Map 33 Lot 122: Relocate and expand an existing historic dwelling to a location that is approximately 40 feet from the northeast lot line. The historic house and the addition will have a roof ridge height equal to the historic house's current 28 feet above mean, natural grade. The applicant is also seeking the exclusion of the 3,389 sq. ft. of living area within the historic house from the maximum total allowed living area for the 3.06-acre parcel. The total existing living area is 4,591 sq. ft. The total proposed living area with the addition is 4,691 sq. ft. The total living area allowed on the property without a Special Permit is 3,515 sq. ft. If the 3,389 sq. ft. historic exemption is granted the total net living area on the property with the addition will be 1,302 sq. ft. The project is in the State Road Roadside District.

WITHDRAWN WITHOUT PREJUDICE: GEORGE SOURATI FOR PAUL HORNBLOWER; Article 12 Sections 12.4C and 12.6B; 51 Squibnocket Farm Rd.; Map 35 Lot 1.3: Construct an addition to a Single-Family Residence and the conversion of a "barn" portion of the existing residence to non-habitable space. The roof ridge height of the addition will match that of the existing dwelling of 24 feet above mean, natural grade. The project is in the Squibnocket Pond District.

APPROVED: MICHAEL BARCLAY FOR JARED B. STAMELL; Article 6 Section 6.3; 146 Quenames Road; Map 23 Lot 7: Build an addition onto an historic house built in 1842. The addition will extend the roof line of the historic house approximately 8 feet. The ridge is 24 feet 6 inches above existing grade.

APPROVED: REID SILVA FOR EDWARD GRAZDA AND VALERIE SONNENTHAL; Article 6 Section 6.11B2; 11 Peaked Hill Pasture Road; Map 20 Lot 47.6: Construct 1,040 sq. ft. (26' X 40') of additional living area onto the existing garage/studio on a 4.3-acre parcel of land. This additional space brings the total proposed living space to 4,659 sq. ft. which is + 834 sq. ft. above the amount requiring a Special permit of 3,825 sq. ft. The total allowable living space on the parcel with a Special Permit is 6,325 sq. ft.

August 21, 2018 Agenda

CHUCK SULLIVAN FOR THEODORE AND PATRICIA PERL; Article 6 Section 6.11B2,3; 42 Prospect Hill Road; Map 20 Lot 76: Add 236 square feet of living space above the existing garage, which will include a bedroom and bathroom, on a 2.5-acre parcel of land. This additional space brings the total living space on the property to 5,213 sq. ft. The total allowable living space on the parcel with a Special Permit is 5,875 sq. ft.

(OVER)

GEORGE SOURATI FOR PAUL HORNBLOWER; Article 6 Section 6.11B2, Article 12 Section 12.4C and Article 12 Section 12.6B; 51 Squibnocket Farm Road; Map 35 Lot 1.3: Renovate the existing single-family residence and “barn space” and build a 132 sq. ft. breezeway to a proposed two-story 1,200 sq. ft. addition. The roof ridge height of the addition will match the existing dwelling and be 24 feet above mean, natural grade. The basement will become a finished workout room. The total existing living area is 3,580 sq. ft. The total proposed living area excluding the finished basement will be 4,466 sq. ft. (+24.7%). This is the maximum floor area expansion allowed with a Special Permit under Section 12.4C. The project is on a 4.27-acre parcel in the Squibnocket Pond District.