

**FRANKLIN ZONING BOARD  
REGULAR MEETING AND PUBLIC HEARING**

**Wednesday, June 6<sup>th</sup>, 2012, at 7:00 p.m.**

**Agenda**

**Call to Order**

- ❑ **Salute to the Flag**
- ❑ **Roll Call**
  - ❖ **Seat Alternates**
- ❑ **Approval of Minutes of the December 7<sup>th</sup>, 2011 Public Hearing Meeting of the Board.**

**Old Business**

**New Business**

- ❑ **Z12-02:** Richard Joyce Revocable Trust, Owner; Richard and Sandra Joyce, Applicants, request a Variance from setback requirements for the construction of an 8' x 20' deck, to be located on the front of the sunroom facing the lake. The deck would be 6.25' from the southern lot line, 17' from the northern lot line and 40' to the lake; the setback requirements are 50'. The property is identified as 153 Lake Shore Drive, Tax Map/Lot # 015-007-00, New Map # I4, LP Zone (Lake Protection District).
- ❑ **Z11-03 (Variance) and Z11-04 (Special Exception):** Bill Hamel, Owner; James Hall, Purchaser/Agent, request a Special Exception to legalize an existing, but not approved, family apartment, located in the basement of the home located at 48 Ward Hill Road, Tax Map/Lot # 131-402-03, RR Zone (Rural Residential District). The Variance is required as this 900 square foot family apartment exceeds the 720 square feet maximum as set by Section 305-29.8.I(2) of the Franklin Zoning Ordinance.

**Planner's Update**

**Other Business**

**Public Comment**

**Adjournment**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, July 11<sup>th</sup>, 2012.