

# DORSET ZONING BOARD OF ADJUSTMENT

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Date: May 18, 2009 – Special Meeting  
Hearing: #09-03  
Applicants: Stephen Mathyas  
Location: 799 Kirby Hollow Road, Dorset  
Request: Variance for enlargement of a non-complying building based on ZBL Section 4.2.4 & 10.1.2

Board Members Present: J. LaVecchia (Chairman), D. Wilson, M. Connors, D. Baker, K. O'Toole, R. Rawls, S. Jones

Board Members Absent: R. Stewart, B. Bridges

Also, Present: Stephen Mathyas

The hearing was called to order at 7:35 p.m. by J. LaVecchia, Chairman, stating this was a special meeting to hear an application for enlargement of a non-complying building based on ZBL 4.2.4 & 10.1.2.

S. Mathyas explained that he would like to extend the existing building 3 feet by 3 feet on the right hand side of the house as you face it. J. LaVecchia noted that this was a pre-existing, non-conforming building already and the extension would not bring it closer to the road; just parallel to the road along the same lines of the existing house. Discussion included traffic on Kirby Hollow and the setbacks for the building.

K. O'Toole moved and S. Jones seconded to close the hearing at 7:40 p.m. Motion carried 6-0.

Based upon Vermont Municipal and Regional Planning and Development Act, Title 24, Municipal and County Government, Part 2, Municipalities, Chapter 117, Municipal and Regional Planning and Development, Subchapter 8, Required Provisions 4412 and Appeals, §4468, and ZBL 10.1.2, it was the consensus of the Board members that the application satisfied all the criteria.

K. O'Toole moved and D. Wilson seconded to grant permission to extend the existing building three (3) feet on the northerly side (right side facing the house) so long as the new construction is no closer to Kirby Hollow Road than the pre-existing building.

Respectfully submitted,

Nancy Aversano

Cc: Zoning Administrator, Town Manager, Planning Commission, Town Clerk, Applicant, File