

DORSET ZONING BOARD OF ADJUSTMENT

P. O Box 715
East Dorset, VT 05253-07145

802-362-4571
Fax: 802-362-5156

Date: July 10, 2017
Hearing: #17-03
Applicant: Nan Bambara
Location: Dorset Town Offices
Request: Variance review for a storage shed with a different footprint than the original shed that encroaches into the side setback.

Board Members Present: J. LaVecchia (Chairman), T. Rawls, D. Wilson, K. O'Toole, E. Tanenhaus, and B. Bridges.
Board Members Absent: S. Jones and R. Stewart
Also, Present: Tyler Yandow, Zoning Administrator and Nan Bambara, Applicant. Nancy White (Nan's mother and abutter) and Jane Bridges in audience.

J. LaVecchia, Chair, opened the meeting at 7:30. He asked the following question:

Is the building that is being considered a preexisting non-conforming building?

T. Yandow: yes. Our only concern is with the shed building.

Nan Bambara, the applicant, gave an overview of the shed project:

- The existing shed is 9.5' X 20'.
- The proposed shed is 14' X 24'
- We will not enlarge the square footage that is now non-conforming
- We are not asking for any additional non-conforming square footage.

Question from B. Bridges: could the entire building be moved so it would not encroach on the setback?

- No because in that space there is an old maple, a stone wall, and the only parking area.
- The remainder of the area is in the existing wetlands. In fact, Ms. Bambara's entire house is in the wetland.

Question: will the new building be a garage?

- No, it will not have a concrete floor. There will be a wood bottom.
- The replacement is needed because current shed is collapsing.

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

There was quite a lot of discussion on the set back distance of the current building and the proposed building. The current set back distance is 30 feet. The current building is completely in the set-back area. The proposed building will just have a corner of it, or 7 feet, in the set-back area. Instead of violating the set-back rule by 24 feet, there will only be 6 feet of the building in the set-back area. The existing shed is 14 feet from the northerly property line. The proposed shed will be 24 feet from the northerly property line.

The applicant is requesting a variance of only 6 feet. This is less intrusive than the current building.

The question came up as to why Ms. Bambara couldn't move the building into the area currently used as a parking area? Would it be a hardship to move the building? Ms. Bambara's answer was yes, it would be a hardship because of the wet land on one side and the limited parking and a huge old maple tree on the other side.

Discussion of the points of the application:

D. Wilson moved we approve the application based on Criterion 12.9.2.

The Board went through the Criteria pertaining to variances.

T. Rawls: 2nd

Unanimous.

Business Meeting:

Kevin spoke about the meeting days and time.

Steve Jones is a new member of the Fire District. Nancy Aversano, who usually take the minutes at these meetings, is also on that Fire District Board. We are down 1 member already and this would make two people down.

K. O'Toole proposed we meet on the third Monday of the month.

B. Bridges wants to change the time to 7:00 PM.

Bill Bridges 2nd

Approved

The ZBA Meetings will now be held on the third Monday of the month (instead of the second) and will begin at 7:00 PM instead of 7:30 PM.

E. Tanenhaus said it would be a good idea to put it out there to get another person for the board. Several names were suggested and some members of the board will approach these folks and ask if they would like to join the ZBA.

Respectfully submitted,

Rebecca Nawrath

nebambara@gmail.com

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