

VOTED: To Grant, a variance of Sections 3.5.H., setbacks to allow reconstruction of a legally nonconforming house on the existing foundation within the minimum yard setback; for property in the RAA zone located at 120 Ivy Hill Road.

VOTE: To Grant: 5 To Deny: 0

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| <u>In favor</u> | <u>Deny</u> |
| Bearden-Rettger, Byrnes, Cole, Patore, Seavy | |

CONDITIONS:

This action is subject to the following conditions that are an integral and essential part of the decision. Without these conditions, the variance would not have been granted:

1. The reconstructed house shall be located exactly as shown on the plans and drawings presented to the Board during the hearing and made part of this decision.
2. The plans submitted for the required applications shall be the same as those submitted and approved with the application for this variance.

The Board voted this action for the following reasons:

1. The same hardships from variance #24-016 still apply to this decision including the small lot, .17 acres in the RAA zone and the position of the house on the lot. The lot predates zoning regulations. These factors create hardships that justifies the granting of a variance in this case.
2. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town’s Plan of Conservation and Development.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:20 pm.

Respectfully submitted,

Kelly Ryan

Administrator