

ZONING BOARD OF APPEALS
Monday, January 27, 2020, IN THE TOWN
COUNCIL CHAMBERS -6:30 p.m.
MEETING MINUTES

CALL TO ORDER 6:35 PM

ROLL CALL

Present:

Vice Chair Ron Regis

Ryan Howe

Stan DeFreese

Code Officer Mike Menario

Absent:

Chair Ray DeLeo

Tom Mourmouras

PLEDGE TO THE FLAG

ITEM 1: Miscellaneous Appeal (rear setback) and Public Hearing

Owner: Stephen & Laurie Caiazzo

Location: 28 Randall Avenue; MBL: 323-9-7

Zone: R3, Residential Activity Shoreland District

Miscellaneous Appeal request for rear setback reduction from the required 20' to a proposed 15'. This Appeal would allow an additional 48 sq. ft. to the 15' setback, but not closer than the existing structure.

Property Owner Steve Caiazzo introduced himself. He is looking for a reduction in lot size to enlarge a back porch into an enclosed structure. Trying to salvage an old house and keep the architecture the same. The change would be in the back of the building. The third floor has a deck and he would like to have it enclosed all the way up. Want to increase the footprint to make closets in the bedroom and maybe a bathroom.

Vice Chair Ron Regis read the criteria for a Miscellaneous Appeal.

LIMITED REDUCTION OF YARD SIZE/LIMITED EXPANSION OF LOT COVERAGE.

- A. The existing buildings or structures on the lot for which the limited reduction of yard size/limited expansion of lot coverage is requested were erected prior to the date of adoption of this provision or the lot is a vacant nonconforming lot or record.**

Applicants Response: Yes. The house was constructed in the 1800's as I believe.

Ryan Howe – Agree

Stan DeFreese - Agree

Vice Chair Ron Regis - Agree

B. The requested reduction is reasonably necessary to permit the owner or occupant of the property to use and enjoy the property in essentially the same manner as other similar properties are utilized in the zoning district.

Applicant's Response: Would still conform to all buildings in the area.

Ryan Howe – Agree

Stan DeFreese - Agree

Vice Chair Ron Regis - Agree

C. Due to the physical features of the lot and/or the location of existing structures on the lot, it would not be practical to construct the proposed expansion, enlargement or new structure in conformance with the currently applicable yard size or lot coverage requirements.

Applicant's Response: Existing building already is already in the setback.

Ryan Howe – Agree

Stan DeFreese - Agree

Vice Chair Ron Regis - Agree

D. The impacts and effects of the enlargement, expansion or new principal building or structure on existing uses in the neighborhood will not be substantially different from or greater than the impacts and effects of a building or structure which conforms to the yard size requirements.

Applicant's Response: Not decreasing setback. Adding structure within setback.

Ryan Howe – Agree

Stan DeFreese - Agree

Vice Chair Ron Regis - Agree

MOTION:

Ryan Howe made a motion to approve this Miscellaneous Appeal rear setback reduction from the required 20' to a proposed 15' for location 28 Randall Avenue; MBL: 323-9-7, seconded by Stan DeFreese.

Code Officer Michael Menario called for the vote:

VOTE:

Ryan Howe – Agree

Stan DeFreese - Agree

Vice Chair Ron Regis – Agree

(3-0) PASSES

ITEM 2: Acceptance of November 25, 2019 Meeting Minutes.

Ryan Howe made a motion to approve the November 25, 2019 meeting minutes, seconded by Stan DeFreese.

VOTE:

Ryan Howe – Agree

Stan DeFreese - Agree

Vice Chair Ron Regis – Agree

GOOD & WELFARE

ADJOURNMENT 6:43 PM.

Chairman

I, Valdine Camire, Secretary to the Zoning Board of Appeals of the Town of Old Orchard Beach, do hereby certify that the foregoing document consist of Three (3) pages is a true copy of the original minutes of the Zoning Board of Appeals Meeting held on January 27, 2020.

Valdine Camire