

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
December 19, 2016**

Work Session:

Regular Meeting:

**1. Henry Van Motel
40 Sodom Road**

Continued Public Hearing to review an application for a pre-existing, non-conforming, second freestanding sign where only one is permitted and requires the following variances: 5 ft. variance where 10 ft. is proposed and 15 ft. is required; a 60 sq. ft. variance where 84 sq. ft. is proposed and 24 sq. ft. is required; a height variance of 2 ft. where 12 ft. is proposed and 10 ft. is permitted.

**2. Bill Henry Tree Service
47 Prospect Hill Road**

Continued Public Hearing to review an application for the proposed renovation of a non-conforming residence in the ED Zone, which requires a Use Variance for a residential dwelling in the ED Zone.

**3. Dennis and Kimberly Santucci
5 Shady Lane**

Adjourned Public Hearing to review an application for an existing fence and garbage enclosure, which requires the following variances:

1. A 3 ft. height variance for a fence on top of a stone wall in the front setback (north property line) where 3 ft. is permitted and 6 ft. is proposed;
2. A 2 ft. 2 in. height variance for a fence on top of a stone wall in the front setback (north property line but behind the first 50 ft. front setback) where 6 ft. is permitted and 8 ft. 2 in. is proposed;
3. A 3 ft. 3 in. height variance for a fence on top of a stone wall in the front setback (south property line) where 3 ft. is permitted and 6 ft. 3 in. is proposed;
4. A 3 ft. height variance for a fence on top of a stone wall in the front setback (south property line but behind the first 50 ft. front setback) where 6 ft. is permitted and 9 ft. is proposed.
5. A 1 ft. height variance for a garbage enclosure where 3 ft. is required and 4 ft. is proposed.

**4. Seven Stars School of Performing Arts
509 Route 312**

Public Hearing to review an application for an existing, non-conforming freestanding sign, which requires a variance of 9.4 sq. ft. where 24 sq. ft. is permitted and 33.4 sq. ft. is proposed.

Approve Meeting Minutes from November 21, 2016

DRAFT 11/29/16 Agenda Subject to Change