Continued Hearing
88 Muller Street
2019-218
The petition of Dan Reynolds for property at 88 Muller Road as shown on Map # 59, Parcel #24-0 of the Burlington Assessor’s Map. The applicant is seeking a variance to construct a one-story bedroom and sun room addition. The addition is proposed to be 13.8’ x 29.2’ requiring a variance due to the right side of the dwelling to be less than 15'-0” required sideline setbacks. The Town of Burlington requires side setbacks to be 15 feet, Article 5, Section 5.2.
In addition, the existing foundation on the right-side dwelling shows to be less than 15’-0” required for sideline setbacks ad requires relief from the Board.

As Shown on plans filed on November 29, 2018 and a copy is on file with the Town Clerk’s Office.

New Hearing
Lexington
2019-220
The petition of David and Danielle DuBrava for property located at 120 Lexington Street as shown on Map # 46, Parcel #32-0 of the Burlington Assessor's Map. The applicant is seeking a variance to construct an addition on the right side of the existing dwelling. The addition is proposed to be 7’ from the property line requiring a dimensional variance due to the front set back being 21 feet from the existing house, and the Town of Burlington’s By-laws requires a minimum of 15’ setback from the side property line. Article 5, Section 5.2.0.

As shown on plans filed on December 17, 2018 and a copy of which is on file with the Town Clerk's office

Minutes
Adjourn
continued hearing
88 muller rd
2018-218

the petition of dan reynolds for property at 88 muller road as shown on map # 59, parcel # 24-0 of the burlington assessor’s map. the applicant is seeking a variance to construct a one-story bedroom and sun room addition. the addition is proposed to be 13.8’ x 29.2’ requiring a variance due to the right side of the dwelling is to be less than the 15′-0” required sideline setbacks. the town of burlington requires set backs to be 15 feet, article 5, section 5.2. in addition, the existing foundation on the right-side dwelling shows to be less than 15′-0” required for sideline setbacks and requires relief from the board.

as shown on plans filed on november 29, 2018
legal notice read into record.

mr. reynolds explained he was back in front of the board because they requested additional information which he provided. he explained it was originally a 2-story house but the 2nd floor and the side was demolished and now it is only a one story. he stated he was informed that it was due to downsizing. he described the addition will be on the same footprint with a knee wall around the foundation.

mr. sullivan stated he had no problem with the variance, the setback may have been prior to the setback.

public hearing remained open to the public but no one present to speak for or against. motion made and seconded to close public hearing. all members in favor.

motion made and seconded to grant a variance to dan reynolds for property located at 88 muller road for a reduced setback to construct a bedroom and sunroom on an existing foundation. the variance is to reduce the setback to 13.6’ for the side property line as shown on plot plan dated 10-22-2018.

new hearing
lexington
2019-220

the petition of david and danielle dubrava for property located at 120 lexington street as shown on map # 46, parcel # 32-0 of the burlington assessor’s map. the applicant is seeking a
variance to construct an addition on the right side of the existing dwelling. The addition is proposed to be 7’ from the property line requiring a dimensional variance due to the front set back being 21 feet from the existing house, and the Town of Burlington’s By-laws requires a minimum of 15’ setback from the side property line. Article 5, Section 5.2.0.

As shown on plans filed on December 17, 2018 and a copy of which is on file with the Town Clerk's office

Attorney Tom Murphy introduced himself and explained the applicant was looking to construct an addition that would consists of a garage with a bedroom above. He reviewed the Hardships as follows.

10 The lot narrows at an angle as it goes back, therefore due to the shape of the lot, there is no other options to add on.

2) Not nullify the intent. Attorney Murphy explained there is an existing fence between their house and the neighbors, therefore it will not impact the neighbor. He also stated the neighbor is in favor.

3) Detriment. There would be no detriment to the neighborhood

Mr. Viveiros asked about the height of the addition. He was informed the roofline will be equal to the existing 2nd floor.

Attorney Murphy presented elevation and interior plans.

Mr. Burke stated he is in favor of granting the variance because of the shape of the lot, there is no objections from the neighbors and the roofline will be equal to the existing roofline.

Mr. Murray noted that it appears the Porch on the front is out of compliance, however the Building department didn’t notate anything about it. Possibly because after years it is grandfathered in.

Open to the public. No one present to speak for or against. Motion to close the public hearing. All members voted in favor.

Motion made and seconded to grant a variance for 120 Lexington Road reduced setback to construct a garage and bedroom above the garage. The variance is to reduce the setback to 7’-0” to the side property line.

Other Business: 2-10 Wayside

A discussion amongst members regarding the signage package for 2-10 Wayside. Mr. Murray explained he received a request for clarification on a previous decision. The Board discussed the previous decision and it was decided the sign package was for the back side of the building. Mr. Murray stated if they would like to modify it, they can come back formally to have it removed.

Minutes - Motion made and seconded to accept the minutes. All members in favor

Adjourn - Motion made and seconded to Adjourn. All members in favor.