



ph: 508-430-7506

TO: Zoning Board of Appeals
FROM: Rachel Lohr, Zoning Compliance Officer
DATE: May 17, 2024
RE: ZB2024-12 9 Skippers Dr Site Summary

The existing single-family dwelling is located at **9 Skippers Dr, Map:33 Parcel: B18** in the RR and DWRPD Zoning District and is a pre-existing non-conforming structure and lot, that was built in 1971 according to Town Assessing records. The applicants are proposing to demolish the existing dwelling, saving the foundation, and reconstruct in the same footprint with two separate additions to the north and east side.

Project History:

- April 18, 2024, a full building permit application was submitted.
- April 19, 2024, a denial letter was issued by the building commissioner.
- April 22, 2024, ZBA application was submitted.
- May 1, 2024, comments received from the Health Department indicating property owner/applicant must hire a licensed septic inspector to perform a title 5 inspection on the septic system. To ensure the system is functioning.

Currently the dwelling is a one story 3-bedroom 1 bath home. The lot is non-conforming in lot size and frontage requirements, the lot is 10,116.8 sq ft and the frontage is 93ft. The proposed addition on the easterly side of the dwelling will be an extension of the current non-conforming setback of 15.5ft from the side lot line for the creation of a mudroom and half bath. The proposed addition on the Northerly side of the dwelling will be for the addition of a master bedroom / bathroom, which conforms to setback requirements. The dwelling will remain at 3 bedrooms. The building and site coverage will remain conforming. For the height of the dwelling, the application, site plan, and building elevations all had conflicting information, I had requested the applicant provide a letter from the engineer stating how he came to the determination of 25.5'

The table shown on the next page shows the existing and proposed conditions, according to the engineered site plans provided by Moran Engineering Associates, dated December 8, 2023, and revised April 19, 2024.



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Existing Conditions	Proposed Conditions
<ul style="list-style-type: none">• Setback on North side – 36.5ft• Setback on East side – 40.3ft• Setback on South side – 13.4• Setback on West side (road) – 31.4ft• Building Height – 25.5ft• Building coverage – Existing 12.0% Max Allowed 15%• Site coverage – Existing 20.1% Max Allowed 25%	<ul style="list-style-type: none">• Setback on North side – 20ft• Setback on East side – 46ft• Setback on South side – 13.4• Setback on West side – 31.4ft• Building Height – 25.5ft• Building coverage – Proposed 15.0% Max Allowed 15%• Site coverage – Proposed 22.2% Max Allowed 25%

The proposed project **does not increase** any non-conformities.

The proposed project **does not decrease** any non-conformities.

The proposed project will **not create any new non-conformities.**