

STAFF QUESTIONS

1. This is a replacement house proposal in a portion of the lot that doesn't meet the minimum 200' width standard. The regulation states that if the shape of the lot creates an area that meets the 200' width, like this one does, that's where the house should be, rather than in a narrower area. Why is that? Apparently it's to foster a good quality home environment in an attractive neighborhood. In this R-2 zone structures have to be at least 35' from side property lines totaling 70' leaving at least 130' for a comfortable home site within the 200' minimum width. Then there's the need for driveway and parking which often is toward a side property line. And hopefully there's some reasonable wooded area remaining, or planting and fencing to add some privacy between houses. The proposed house would be almost exactly where the existing is. So why isn't this house planned in the wider 200'+ portion of the lot?
2. Due to a wetland corridor with a small watercourse across the property, a separate wetland pocket, the need for a new septic system and runoff water drywells, the digging for this project is being reviewed by the Environmental Protection Commission (EPC). The proposed Site Engineering Plan is complicated including the septic system pumped into the widest back portion of the lot and the watercourse running directly behind the proposed house site. More commonly wetland considerations have resulted in ZBA applications for front setback variances, which have generally been granted. In this case setbacks and other zoning regulations would all be met, except for building in the less than minimum width portion of the property. Under the circumstances is that acceptable?
3. If the requested variance is acceptable, are there any landscape, fence screening, or light shielding features or limitations which should be stipulated for the protection of neighboring properties affected by the somewhat narrow width of this lot?