



Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
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MEMORANDUM

TO: Zoning Board of Appeals
FROM: Amanda Trianovich, P&Z Deputy Director
DATE: November 15, 2024

ADDRESS: 5 Gault Avenue
ZBA #: ZBA-24-00669
ZONE: Residential A District
PID #: C08105000
OWNER/APPLICANT: Eileen Lavigne Flug



Google Street View dated 12/2015

Proposal: To construct a detached garage in the Setbacks and exceeding the allowable Building Coverage.

History

- No prior Variance or Special Permit applications on file.
- A Zoning Certificate of Compliance was issued on October 12, 1993, for the construction of a new 2 ½ story single family dwelling.

Variations Needed

- §13-4, Setbacks for Residence A District
- §13-6, Building Coverage for Residence A District

Hardship Offered by Applicant

- Pre-existing location of house on the property.
- Safety—ability to park vehicle and store personal property inside, to protect it from theft and harsh winters.

Flood Zone Data

Is the property in a Flood Zone?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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Additional Requirements

Excavation & Fill Application Required?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
P&Z Site Plan/Special Permit Required?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Is this Application eligible for a Site Plan Waiver per §43-5.2?	N/A
Is ARB Review Required?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
CAM? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Is CAM Site Plan Required? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
List Section: §31-10.6.5	

Additional Information

- 5 Gault Avenue is a conforming lot, spanning 0.502 acres, located within the Residence A District, where a minimum of 0.50 acres is required. The lot was created as part of the 66-lot subdivision, Application #84-112, which was approved on May 2, 1985, and is designated as Lot #20 on WLR Map #8942.
- The property appears free of wetlands and steep slopes and is fully serviced by public water and sanitary sewer.
- Currently, the lot complies with applicable requirements for Building Coverage, Total Coverage, and Setbacks.
- The property owner is seeking approval to construct a 600-square-foot, single-story detached garage, which will encroach into the required Setbacks by 5 feet and exceed the allowable Building Coverage by 298 SF. In addition, the proposal includes a 150 SF expansion of the driveway to provide access to the garage, which will remain within the allowable Total Coverage.
- The garage plans depict a cupola not exceeding 5 feet from the ridge, not exceeding 5% of the footprint of the roof area, and not having any human habitation, therefore it is exempt from height pursuant to §5-2, Building Height, Definition.

Zoning Chart, Variances shaded Red

	Existing	Proposed	Required
Gross/Net Lot Area	21,880 SF	Unchanged	21,780 SF
Building Coverage	2,980 SF (13.62%)	3,580 SF (16.36%)	3,282 SF (15%)
Total Coverage	4,450 SF (20.34%)	5,200 SF (23.77%)	5,470 SF (25%)
Setbacks:		Proposed Garage:	
Front:	32.4'	90'	30'
Sides:	24'/17.2'	84'/10'	15'
Rear:	87'	75'	25'
Garage Stories/Height	N/A	1-Story w/attic 15'-6" ht.	1-Story 16' ht.