

**Zoning Board of Appeals**  
**21<sup>st</sup> Agenda**  
**December 4, 2025**

**NEW APPLICATION**

**Request of Hekmat Antar – 113 Washburns Ln – App. #25-11 (Area Variance)**

**Residential Addition - add a “mud room” to the front of the house**

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II  
Use group h.1, column 4, Required front setback:  
Minimum front yard setback required = 35’  
Existing front yard setback = 25.2’  
Proposed front yard setback = 15.4’  
Front yard setback variance required = 19.6’

**Section: 20.06                      Block: 2                      Lot: 23                      Zone: R1**

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**PUBLIC HEARING**

**Request of Michael & Annmarie Dari – 23 Franklin Dr – App. #25-09 (Area Variance)**

**Shed - New 12’x24’ Accessory shed**

Town Zoning Code chapter 215-22 General requirements:  
...Accessory structures and uses are permitted within the required setback other than the front setback but not within any required yard...

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II table of bulk requirements, Use group h.1, column 4, Required front setback:  
Minimum front yard setback required = 35’ (corner lot)  
Existing front yard setback = 32.9’ (existing house)  
Proposed front yard setback = 20’ (proposed shed)  
Front yard setback variance required = 15’

**Section: 15.19                      Block: 1                      Lot: 93                      Zone: R1**

**Request of Brett Mellozzo – 34 Ten Eyck St – App. #25-10 (Area Variance)**

**Residential Addition - remove existing roof, reframe new roof to allow for covered porch - remove existing mud room, frame new "tv room" in its location - new windows, sheathing plywood & siding insulation, electrical upgrades**

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II  
Use group h.1, column 5, Required side setback / total side setback:  
Minimum side yard setback required = 15’ / 40’  
Existing side yard setback = 22’ / 22.6’  
Proposed side yard setback\* = 1.8’ / 2.4’  
Side yard setback variance required = 13.2’ / 37.6’

\*Proposed setbacks reflect existing location of “detached garage”. Current garage is “detached” and subject to yard depth bulk dimensions (column 7). Proposed addition will change the garage to “attached” subject to building setback bulk dimensions (column 5). See 215-5 definitions for accessory: “...Any accessory building or structure attached to a principal building or structure is deemed to be part of such principal building or structure in applying the bulk requirements to such building or structure...”

**Section: 15.19                      Block: 1                      Lot: 17                      Zone: R1**

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