



TOWN OF WELLS, MAINE

ZONING BOARD OF APPEALS

LEGAL NOTICE

MEETING AGENDA
MONDAY, FEBRUARY 3, 2020, 7:00 PM
LITTLEFIELD MEETING ROOM, WELLS TOWN HALL
208 SANFORD ROAD

CALL TO ORDER & QUORUM DETERMINATION

PUBLIC HEARING(S)

I. VARIANCE APPEAL (HUDSON)

Jeff and Danielle Hudson, representing the property owners, are requesting a Variance for the property located at 441 Atlantic Avenue, further identified as Tax Assessor's Map 132 Lot 038 and resides within the Residential B (RB) District, Resource Protection (RP) District and the Shoreland Overlay. The requested variance, per Sec.145-67.A(3) of the Town Land Use Code, is for a vertical building height increase of 3 feet. The building height requirement in the RB District is 30 feet per Sec.145-22.F (5) of the Town Land Use Code.

Documents:

[HUDSONVARIANCEAPPEAL_ABUTTERSLETTERS_2020.PDF](#)

DELIBERATIONS

I. VARIANCE APPEAL (HUDSON)

Jeff and Danielle Hudson, representing the property owners, are requesting a Variance for the property located at 441 Atlantic Avenue, further identified as Tax Assessor's Map 132 Lot 038.

Documents:

HUDSONVARIANCEAPPEAL_APPLICATION_DRAFTSURVEY_2020.PDF
HUDSONVARIANCEAPPEAL_APPLICATIONCOVER_2020.PDF
HUDSONVARIANCEAPPEAL_APPLICATIONPART1_APPDOCS_2020.PDF
HUDSONVARIANCEAPPEAL_APPLICATIONPART2_DEED-
PURCHASANDSALES_2020.PDF
HUDSONVARIANCEAPPEAL_APPLICATIONPART3_FLOODMAPS_2020.PDF
HUDSONVARIANCEAPPEAL_APPLICATIONPART4_ZONINGRULES_2020.PDF
HUDSONVARIANCEAPPEAL_APPLICATIONPART5_GIS_2020.PDF
HUDSONVARIANCEAPPEAL_CODEENFORCEMENTMEMO_2020.PDF

FINDINGS OF FACT & DECISIONS

MINUTES

I. ZBA DRAFT MIN. 10-28-2019

Documents:

[ZBA DRAFT MIN. 10-28-2019.PDF](#)

II. ZBA DRAFT MIN. 11-25-2019

Documents:

[ZBA DRAFT MIN. 11-25-2019.PDF](#)

OTHER BUSINESS