

**FRANKLIN ZONING BOARD  
REGULAR MEETING AND PUBLIC HEARING  
Wednesday, July 5, 2023 at 6:30 p.m.  
City Hall – Council Chambers**

**Agenda**

**Call to Order**

**Salute to the Flag**

**Approval of Minutes of the June 7, 2023 Public Meeting of the Board**

**Old Business**

**Z 23-06:** Tobias and Jamie Wolfe, owners, are seeking a variance from 305.14 Lot/Yard Requirements to build a 600 sq foot accessory use structure on their property. The proposed structure would be approximately 25' from the side lot line and 45' from the front and rear lot lines where the setback requires 50' from all lot lines. The property is located at 21 Lake Avenue, Map/Lot 076-071-00 in the LP [Lake Protection] zoning district. **[Continued from June 7, 2023]**

**Z23-07:** Chris and Kristin Ryder, owners, are seeking a variance from 305.14 Lot/Yard Requirements, to remove a flat-roof garage and replace it with a taller pitched roof and convert home from seasonal to year-round. Though the proposed change will be within the footprint of the existing house and garage, the increase in height is considered a vertical expansion within setbacks. The proposed addition will be approximately 2' from the lot line, where the required setbacks are 50'. Other variances from 305-29.3 "Webster Lake Overlay District" and 305.29.7 "Seasonal Conversion" may also be needed regarding limits on impervious surface and/or utility needs. The property is located at 75 Webster Ave, Map/Lot 076-102-00 in the LP [Lake Protection] zoning district. **[Continued from June 7, 2023]**

**Other Business:**

**Adjournment:**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, August 2, 2023 at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, July 12, 2023.