



**ZONING BOARD OF APPEALS
MINUTES OF MEETING, via Zoom**

May 3, 2021 at 8:30 pm

Board Members Present: Li, Rose, Jr., Sitole

42 Westcliff Road: a continuation of a hearing on a petition by **Giles Moore** requesting a variance for a shed in the setbacks.

The following members were present:

- Winifred I. Li, Acting Chair
- Alan D. Rose, Jr.
- Sujit Sitole, Acting Secretary

Documents in the record include:

- Plot Plan, 42 Westcliff Road, dated 2/17/21
- Shed location photographs, dated 2/17/21
- Town of Weston Board of Health approval dated 3/29/21
- Plot Plan, 42 Westcliff Road, dated 4/28/21
- Email from S. Tamoney dated 4/7/21
- Email from K. Hardin dated 4/9/21
- Email from J. Clark dated 4/13/21
- Letter from L. Franchi
- Email from K. Svensson dated 4/16/21
- Email from S. Glor dated 4/26/21

The Board noted that their site visit on 4/28/21 was beneficial in understanding the topography of the lot, the location of the wetlands, and the location of the neighboring homes. The board noted that the site's topography would not allow another reasonable location for the proposed shed, and that the shed would allow the Petitioner to store tools used by the Petitioner to maintain the property.

Mr. Giles appeared before the Board. He had submitted an updated plot plan with more dimensions regarding the location of the proposed shed. He stated that the height of the roof of the shed would vary between 8'-6" and 9'-6" from the shed floor with a low-sloped mono-pitched roof. He stated that the shed will have windows, with the door on the west side of the shed.

Following due and open deliberation, the Board voted unanimously to grant the requested variance to enable the Petitioners to build a shed in the setbacks as shown on the plot plan in the file, finding that because of the soil conditions (ledge), the topography of the lot, and the location of wetlands on the lot, a literal enforcement of the Zoning By-Law would involve a substantial practicable hardship to the Petitioners, and further finding that the requested variance may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law.